

June 24, 2009

«Property\_Owner»  
«Mailing\_Address»  
«CityStateZip»

Re: **SE 20th Sewer Project**  
Tax Parcel «Tax\_Parcel»

Dear Property Owner:

On July 6th the Sammamish Plateau Water and Sewer District Board of Commissioners is planning to make a decision on whether to construct the SE 20th Sewer Project in conjunction with the City of Sammamish Non-Motorized Improvements. This decision was originally scheduled for June 22nd, and has been extended to provide additional time for property owners to obtain information, consider their options and respond.

To provide an opportunity for these measures, the District has scheduled two meetings to be held at the District's offices at 1510 228th Avenue SE, Sammamish, WA 98075, where the SE 20th community can gather, ask questions, and provide opinions on the project to the Board.

**Open House 7 PM on Tuesday June 30, 2009:**

This meeting will focus on providing specific information and answering questions so property owners will be able to make informed decisions with respect to their individual Commitment Agreements. Attendees will also be able to provide general input about the project as a whole.

**Public Meeting 7 PM on Monday July 6, 2009:**

This meeting will focus on summarizing public input and Board discussion on whether to proceed with the sewer project. The Board is expected to make a decision on whether to go forward with the SE 20th Sewer Construction contract at this meeting.

In late 2008 the District determined it was unlikely that the sewer would be constructed with the City's Non-Motorized project. However, in early 2009, the City requested the District reconsider that decision to save additional future costs associated with installing the sewer under an updated road surface, sidewalk and bike lane improvements. In response, since the beginning of the year, the District has designed the SE 20th Sewer, met individually with many of the property owners to discuss individual property connections, and received bids to build the sewer improvements.

If the District does not go forward with the project at this time, future costs are expected to be at least \$750,000 to \$1,000,000 higher than the 2009 \$2.4 million cost estimate.

- Under the **\$2.4 million** cost the **average** estimated individual local facility charge is **\$32,904**.
- With a **\$3.4 million** project the **average** estimated local facility charge would be **\$46,418**.

In the recent letter from the District, dated June 11, property owners were provided with information on the expected costs of connection for their property to the sewer and a Commitment to Pay Local Facility Charge Agreement ("Commitment Agreement"). The Commitment Agreement allowed property owners to pay their sewer local facility charge without being required to connect to the sewer\*. The District originally requested these be returned by June 22nd.

The two primary requests received from the property owners have been for

- **More time** to make their decision regarding the Commitment Agreement.
  - The Board has delayed their decision from June 22nd to July 6th.
- **To clarify the information** on the cost implications of their decision.
  - Please see the attached handout with overall costs for sewer service connections and for the Local Facility Charge portion - options and payment amounts.

**The level of community support for the Project is a major consideration for the Board's decision.** Due to the significant cost increase expected if the project is delayed even 1-2 years, (\$10,000-\$15,000 per property) proceeding with the SE 20th Sewer Project is an opportunity for your neighborhood and the District. You can show your support by returning your executed Commitment Agreement, providing direct financial support, or tell the Board whether you feel the sewer should be installed, even if you do not financially participate at this time.

The Board has listened to previous property owner's comments and modified their standard requirements to:

- ✓ **Not require immediate connection to the sewer\*.**
- ✓ **Sign up now and limit the payment to the SE 20th Local Facility Charge.**  
(Remainder of District Connection Charges paid at time of connection.)

Please carefully review the cost, payment and financing information enclosed. If you have questions regarding the terms of the previously provided Commitment Agreement or payment and financing options, please call Kyle Wong at 425-392-6256.

Provide the District Board with your comments by attending one or both of the scheduled meetings, write or e-mail the District ([kyle.wong@sammplat.wa.org](mailto:kyle.wong@sammplat.wa.org)). Let us know whether you:

- Support the project financially with a Commitment Agreement
- Support the installation of the sewer, but will pay for the sewer at future connection
- Do not feel the sewer should be installed at this time.

The Board looks forward to hearing from you.

Sincerely,



Jay Regenstreif, P.E.  
Planning Engineer

Enclosures: Connection Charges & Financing Information

Check the District web-site for additional information: [www.sammplat.wa.org/SE20thSewer.html/](http://www.sammplat.wa.org/SE20thSewer.html/)

**\*Note:** If your property has a separate agreement that requires connection to the sewer system when service is available, connection to the sewer and payment of all fees will still be required per the terms of that separate agreement.

**SE 20TH SEWER PROJECT**  
**SEWER CONNECTION & SERVICE CHARGES**  
 (July 2009)

**Connection Charges**

**Paid to District**

Sewer Local Facility Charge	See Commitment Agreement Exhibit C
Sewer General Facility Charge	\$2,395
Side Sewer Permit	\$ 200
Right-of-Way Permit (if required - passed to City of Sammamish)	\$ 450

**Paid to Others - estimates only**

King County Capacity Charges	\$47.64/month for 15 years
Side Sewer Installation	
Low Pressure (Grinder Pump) Side Sewer	
Grinder pump install and equipment	\$8,000
1-1/4-inch forcemain	\$40/LF *
Gravity side sewer	
4-inch side sewer	\$100/LF *
Abandonment of Septic System	\$1,000
Grading Permit (City of Sammamish - application fee)	\$ 300
Grading Permit (City of Sammamish - inspection fee)	\$112.50/hr

\* Side Sewer Installation Cost estimates provided based on average District SE 20th Sewer bid results. Individual property costs may be significantly different due to work on private property, depth and restoration requirements.

**Service (every other month)**

**Paid to District after connection to the system**

Customer service rate	average use of 1500cf/2mo =	\$35.26
\$9.41 base charge plus		
\$2.35 per 100CF of average winter water use		
King County Metro Charge		\$63.80
If have a Grinder Pump - Maintenance Charge		\$36.20
<hr/>		
TOTAL for Average Non-Grinder Pump Customer		\$ 99.06 / 2 months
TOTAL for Average Grinder Pump Customer		\$135.26 / 2 months

**FINANCING OPTIONS FOR  
SE 20th LOCAL FACILITY CHARGE of \$35,000**

<b>Signed Commitment Agreement</b>		<b>No Commitment Agreement</b>	
<b>District Financing Option #</b>		<b>Payment due upon connection Connecting after 15 years</b>	
Interest Rate	8%	Interest Rate	estimated at 6%
Length of Time	Paid <b>over</b> 15 years	Length of Time	Paid <b>after</b> 15 years
<b>Down Payment + Fee</b>	\$3,750		N/A
<b>LFC Loan Amount</b>	\$31,500	<b>Initial LFC</b>	\$35,000
Accrued Interest		Accrued Interest	
Year 1 = \$ 2,479.04		Year 1 = \$ 2,100	
Year 5 = \$13,297.09		Year 5 = \$10,500	
Year 10 = \$20,566.79		Year 10 = \$21,000	
Year 15 = \$22,685.47		Year 15 = \$31,500	
<b>Total Interest Year 15</b>	\$22,685.47	<b>Interest Year 15</b>	\$31,500
<hr/> <b>TOTAL COST</b>	<hr/> \$57,935.47	<hr/> <b>TOTAL COST</b>	<hr/> \$66,500*
paid over 15 years		at 15 years	
<p># District financing is not required. Property Owners are encouraged to consult with their private lending institutions and may be able to obtain a lower interest rate.</p>		<p>* This entire cost will be due in a lump sum at the time of connection. Financing charges and associated interest have not been included.</p>	

**NOTE: This is only the Local Facility Charge, and does not include all District connection charges (see Connection Charges on opposite side)**