Vista Terrace Area LID Open House & Project Update

Department of Public Works

Bill Bullock, P.E.

September 24, 2015

Septic Status

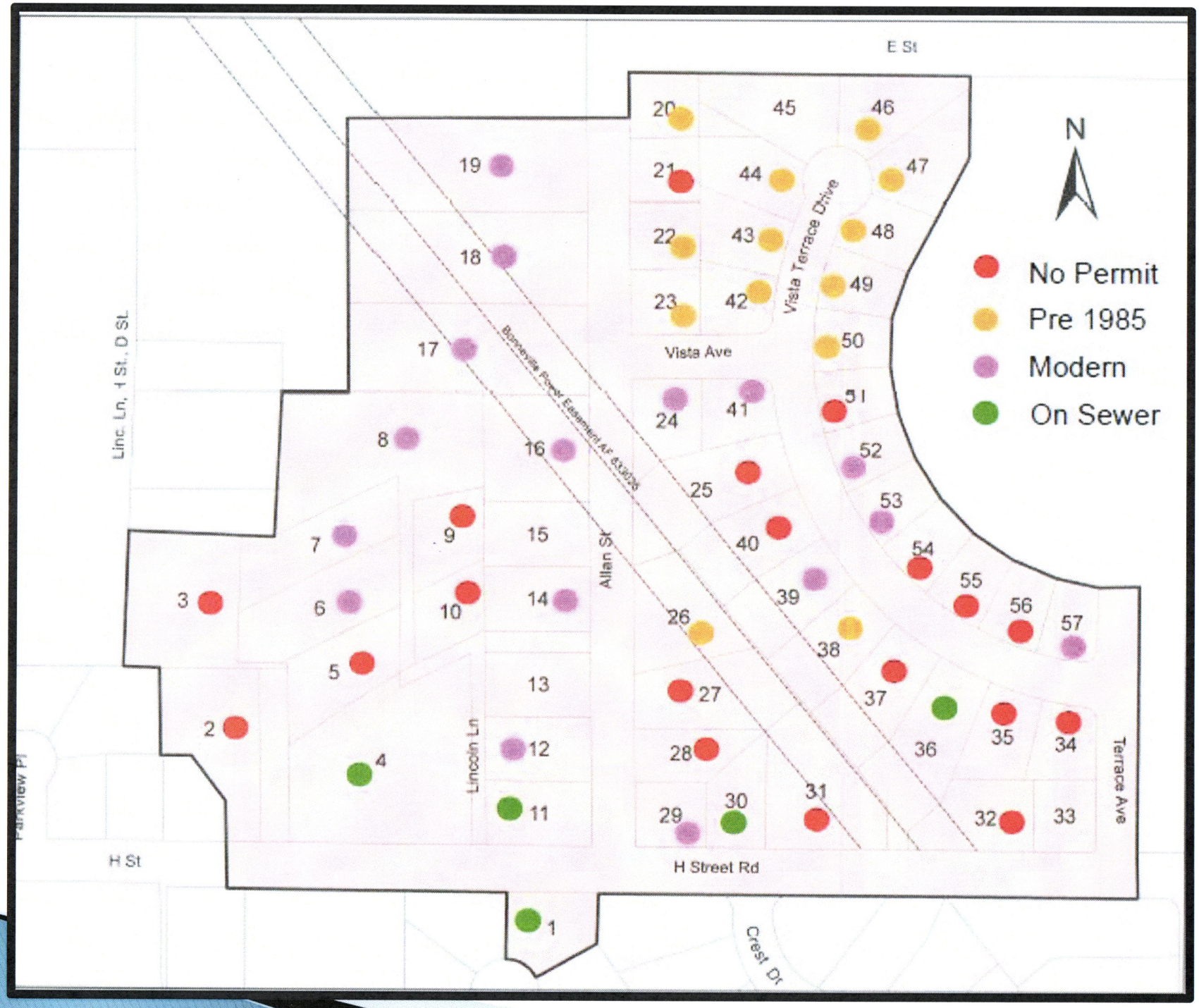
- Total Properties: 57
- Total Homes: 53
- Total Septics: 48
  - Pre Permit: 18
  - Pre 1985: 13
  - Modern: 17
  - On Sewer: 5
  - Vacant: 4

Costs of Converting to Sewer

- Sewer mains: ULID ($56* to $88/month)
- General Facility Fee (GFF): Single lot ($7,143)
- Hook-up/Decommissioning: ($2,000-$5,000)
- Monthly Sewer Rate: ($99/month/residence)

*$56/month range only if Grant monies are used for project costs instead of loan; Full GFF would be paid by owners.

Questions?


E St
N
No Permit
Pre 1985
Modern
On Sewer
Vista Terrace Drive
Vista Ave
Bonneville Power Easement
Allan St
Lincoln Ln
Linc. Ln, 1 St., D St.
Parkview Pl
H St
H Street Rd
Terrace Ave
Crest Dr
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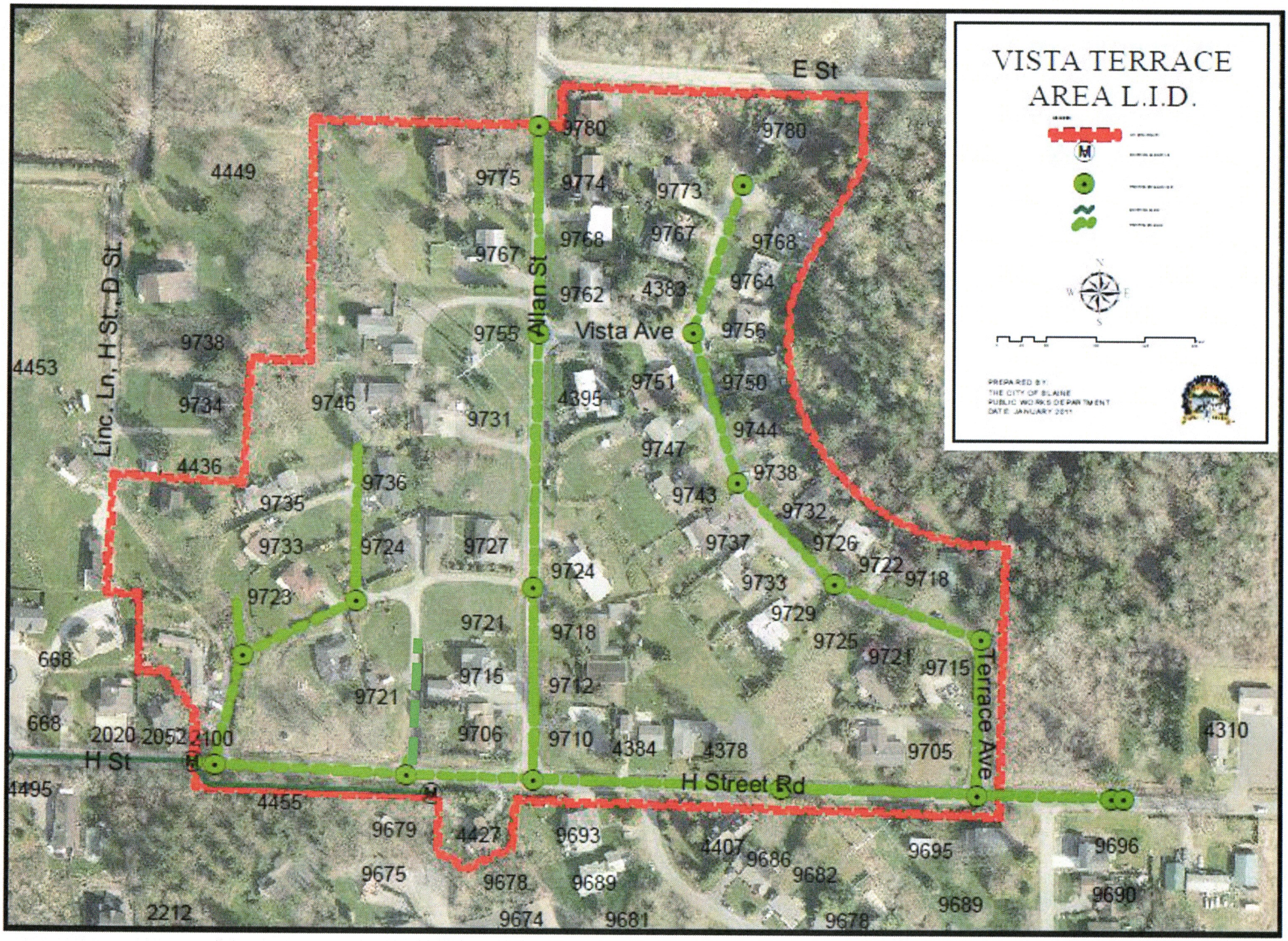
Presentation Outline

- ULID Recap - Brief
- Project Schedule
- Construction Schedule & Cost
- Funding Recap
- ULID Process Schedule
- Hook-up Schedule

ULID Recap

- ULID Formed by ordinance 11-2786
- ULID funds construction of sewer mains
- Serves 53 homes and 57 properties
  - Vista Terrace Cul-de-sac
  - Allan Street
  - H Street
  - Lincoln Lane


VISTA TERRACE
AREA L.I.D.
PREPARED BY:
THE CITY OF BLAINE
PUBLIC WORKS DEPARTMENT
DATE: JANUARY 2011
E St
Allan St
Vista Ave
Linc. Ln., H St., D St.
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H Street Rd
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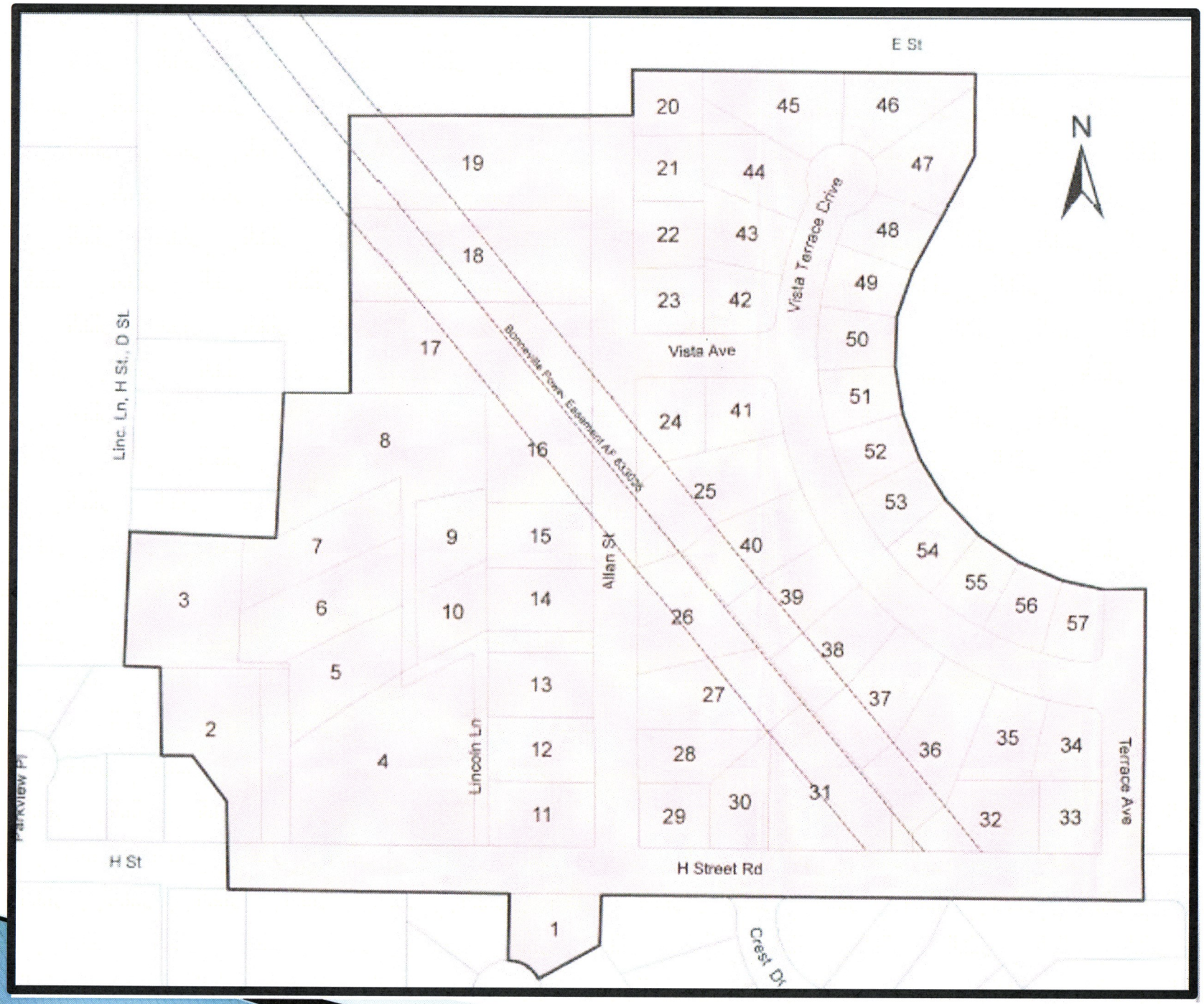
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Vista Terrace Drive
Vista Ave
Bonneville Power Easement AF 833026
Allan St
Lincoln Ln
Linc. Ln, H St., D St.
Parkview Pl
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H Street Rd
Terrace Ave
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0 50 100 200 300 400 Feet

THE CITY OF BLAINE

ORDINANCE NO. 11-2786

VISTA TERRACE AREA LID

PRELIMINARY ASSESSMENT MAP
February 2011

LID NO.	WCAGCODE
1	400105088560
2	410132082021
3	410132079040
4	410132106015
5	410132098030
6	410132099040
7	410132099048
8	410132105060
9	410132115048
10	410132115038
11	410132129010
12	410132129019
13	410132129027
14	410132129040
15	410132129049
16	410132128060
17	410132118074
18	410132118086
19	410132118099
20	410132146109
21	410132146101
22	410132146093
23	410132146084
24	410132146066
25	410132152054
26	410132148036
27	410132153024
28	410132151016

LID NO.	WCAGCODE
29	410132148009
30	410132157010
31	410132166008
32	410132193009
33	410132204008
34	410132203021
35	410132194021
36	410132183020
37	410132177026
38	410132171034
39	410132166041
40	410132162049
41	410132155068
42	410132155084
43	410132156093
44	410132158101
45	410132163109
46	410132179110
47	410132181102
48	410132177092
49	410132174085
50	410132172078
51	410132173069
52	410132175062
53	410132178055
54	410132182049
55	410132188044
56	410132196041
57	410132204040

Construction Schedule

Project Element	Compl Date
• Vista Terrace Installation	10/15/15
• Lincoln Lane (West)	11/06/15
• Lincoln Lane (East)	11/13/15
• Restoration/Clean up	11/17/15

Construction Costs to Date

• Phase 1 Construction	$191,497	(926 LF)
• Phase 2 Constr Bid	$502,442	(2125 LF)

Funding Recap

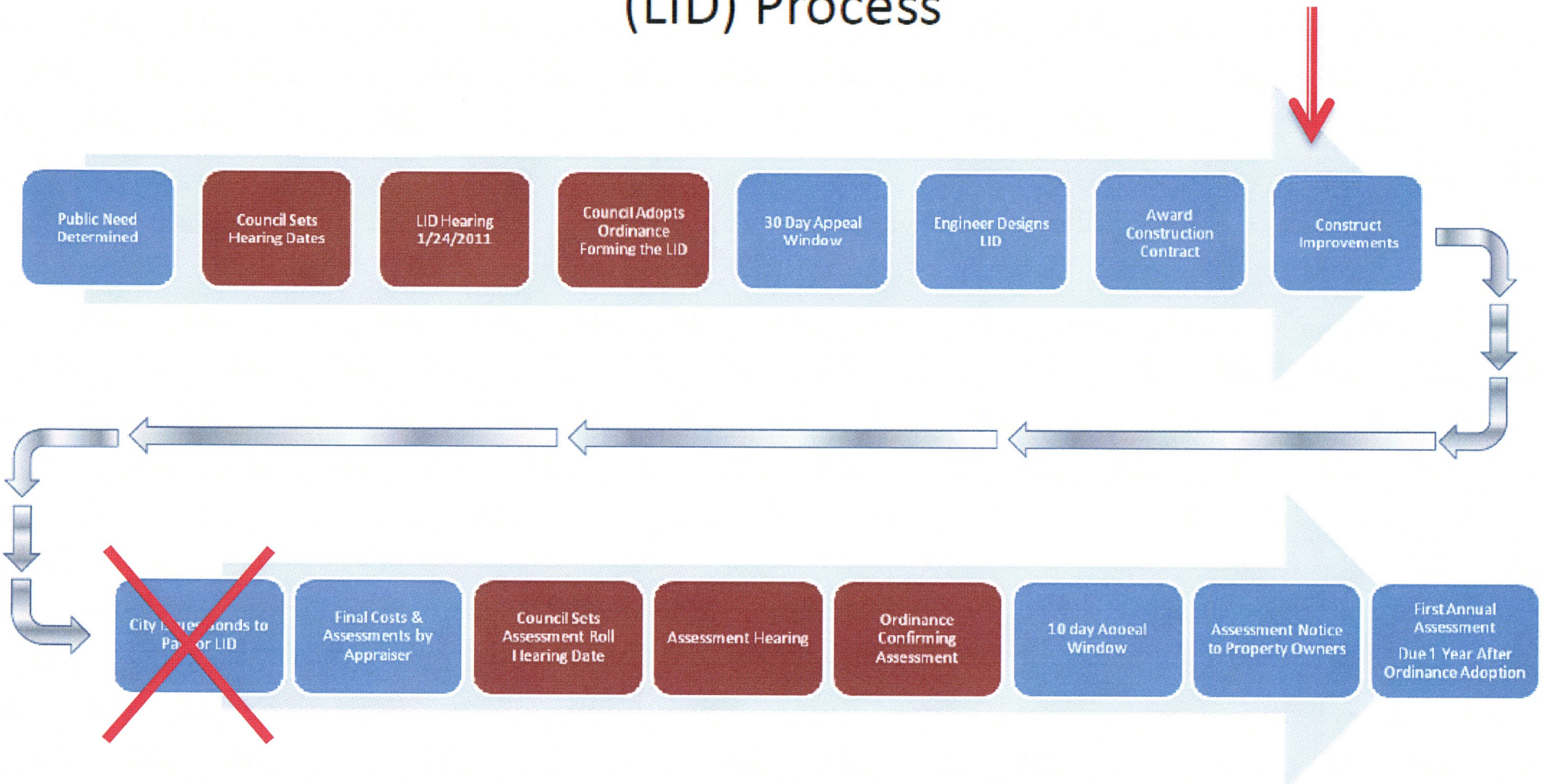
Grant & Loans Acquired

- PWTF = $536,000 Loan – 19 years @ 0.5%
- DOE = $405,281 Loan – 20 years @ 1.8%
- DOE = $395,719 Grant – no payback

Est Debt Service Payments

- Est ULID share per Lot: $14,000-$16,000
- Est Yearly payments: $ 900-$ 1,100
- Equiv. monthly $75-88
- GFF amount paid by grant $7,148 per home
- Additional hook-up asst: remaining funds

Local Improvement District (LID) Process



ULID Schedule Steps

• Physical Project Completed	November 2015
• Finalize Project Administration	December 2015
• Establish Final Assessments	December 2015
• Notice of Assessment Hearing	January 2016
• Final cost per property	
• Yearly payment schedule	
• Public Hearing Instructions	
• Public Hearing	February 2016
• Adopt Ordinance	March 2016
• 30 day period to pay-off	April 2016
• First ULID payment due	March 2017

Hook-Up Schedule/Steps

• Individual Coordination	October 26-30
• Physical Project Completed	November
• Notice of Sewer Availability	December
• Process Utility Requests & Deferrals	Dec/Jan
• Physical Hook-Ups	Dec/Jan

Deferral Process-Sewer Connection

BMC 13.08.392

Deferral Application - System assessed by Whatcom DOH

If septic meets current state standards septic system is eligible for deferral; connection is not required until:

- Failure of the on-site septic system (no repairs are permitted)
- Change in ownership of the property
- Reconstruction or improvements are greater than 50% of value or addition of bedrooms (no system expansion permitted)

Deferral Process - Fixed Income Assistance

- Assistance to qualified limited income owners RCW 84.36.381
- Similar to owners who qualify for property tax exemption:
    - Must be 60 years of age
    - Must be primary residence
    - Income below specified amount ($45,000 single)
- Deferral provides up to 80% of special assessment
- Deferred balance becomes a lien on the property
- Apply annually through County Assessor's Office