



**SE BEND SEPTIC TO SEWER
ADVISORY COMMITTEE MEETING**

THURSDAY, JULY 12, 2018

WELCOME & INTRODUCTIONS



- Update on Door-to-Door Contacts
- Consideration of Framework/Recommendations
- Framework Discussions/Q&A
 - Disclosure of Potential Conflicts
- Public Comments
- Advisory Committee Recommendations
 - Final Adoption
- Announcements/Next Steps
- Adjourn



DOOR-TO-DOOR OUTREACH UPDATE

DOOR-TO-DOOR CONTACTS UPDATE



Schedule for completion

- Three team members conducting
- Mornings, afternoons, early evenings
- Potential for a Saturday as needed
- Committee member participation





Reason for Outreach

- **Verification of County data**
 - Septic tank location
 - Drainfield location
 - Home connection location
- **Homeowner input on stub-out and service locations**
 - Existing utilities
 - Vegetation and features
 - Future development





Progress to date

- Began door-to-door July 5th
- Fourth newsletter sent out July 5th
- Contacted 75 homeowners to date

Common feedback

- Cost & economic hardship
- Construction timing
- Service line installation
- Time to digest and make decisions





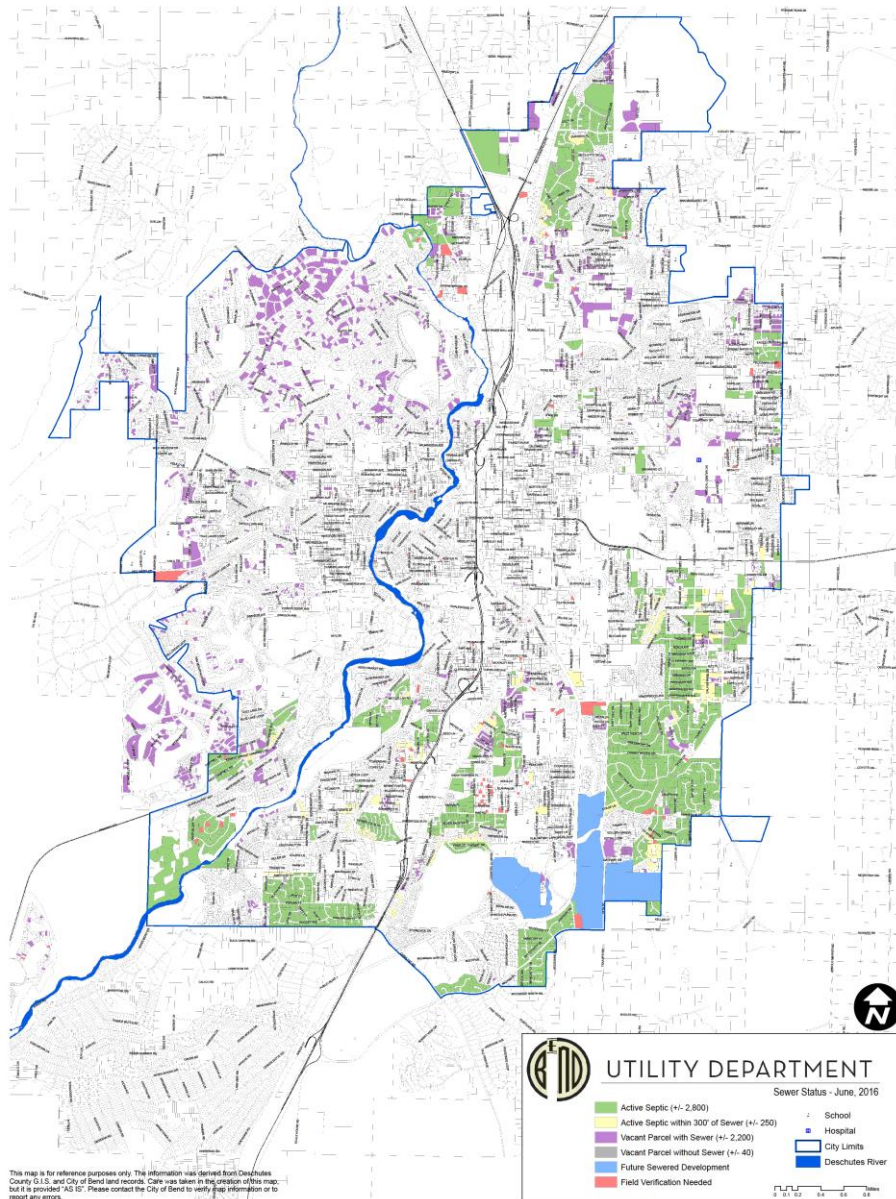
RECOMMENDATIONS FROM ADVISORY COMMITTEE

ADVISORY COMMITTEE VALUES



- Timely solutions (finished within 10 years)
- Solutions property owners understand and support
- Durable solutions: good for 50-100 years
- Equitable, fair, affordable
- Financially feasible
- Shared responsibility
- Reasonable, practical
- Replicable

AC RECOMMENDED FRAMEWORK



1. STEP Policy and Program.
City Council should adopt a Septic Tank Elimination Program (STEP) to eliminate all 2,800 septic systems citywide over the next 15-20 years.



New Information in Report

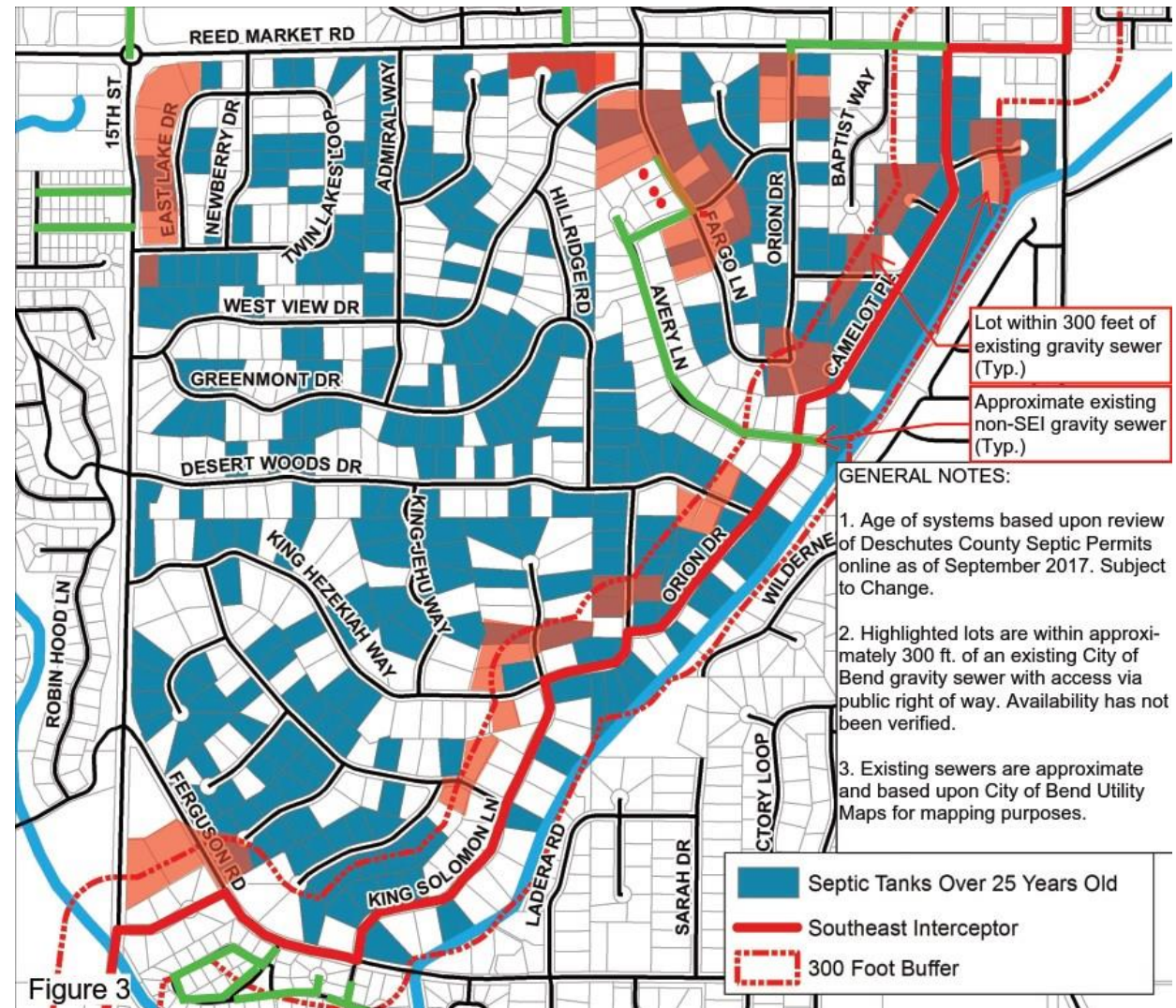
- Page 3- edits/ reformatting/ consolidating
- Page 4- Committee Charge & Process
- Page 12- Past City LIDs

AC RECOMMENDED FRAMEWORK



2. The Problem.

Eliminating Bend's septic systems is overdue and urgently needed. Approximately 339 of 599 tanks in the SE Bend Project Area are over 25 years old, and of those, approximately 69 are immediately subject to the 300 foot rule.





3. One RFP: Contractor and a Coordinated Program. The City should bundle the private and public side work for the project. The City should conduct a Request for Proposal (RFP) bid process that identifies a contractor for the public ROW and offers a discounted rate and coordinated program for private property work to homeowners that join the STEP program.

AC RECOMMENDED FRAMEWORK



- 4. Affordability is critical.** The Committee agrees septic to sewer conversion must be affordable. Costs to homeowners shouldn't exceed \$25,000 in today's dollars which the committee agrees is a close comparison to the costs of completely replacing a septic system (up to \$18,000 for public right-of-way and about \$7,000 for private property work). A monthly financing option shouldn't exceed \$250 a month.



- 5. Begin with the 599 lot SE Bend project area.** It is recommended engineering is completed to a Class 1 estimate and construction begin in 2019. The City Council should take action this summer so construction in the project area can begin in 2019. Costs rise 5-7% a year so waiting only makes it more expensive. The committee recommends immediate action.
- 6. Public right-of-way costs.** For 503 lots in the project area, estimated at \$30 million, should be shared with the city, with those homeowners paying about \$9 million. For SEI lots, the 96 homeowners should contribute the portion of SEI cost related to local service.



- 7. Private property costs.** Private property costs can range from \$10,000-20,000 for system decommissioning but should be reduced to about \$7,000 by Council waiving SDCs, a coordinated RFP bid process and fee reductions.

- 8. All should hook up.** Everyone with septic tanks should be asked to hook up when sewer service and capacity is available. *Note: this will be an issue for some in the project area that have newer tanks.*



Additional Ideas:

- **No one will lose their home because of public side costs.** Code change to LID section pertaining to foreclosures- allow direction for settlement at time of sale in lieu of foreclosure. Develop a program to assist those with a proven economic hardship.
- **Strategically use STEP fee to help with private side costs for those who qualify.** If Council passes a STEP fee, direct portion to helping those that show an inability to pay, consistent with HUD guidelines for low income housing assistance programs.



Committee Discussion and Q&A



- 15 minutes
- Time divided among speakers
- Comment cards available





Around the table

- Your recommendation
- A few reasons why



ANNOUNCEMENTS AND NEXT STEPS



Interim policy will stay in effect until Council decision

Continued Door-to-Door contacts	Through July
City Council Work Session	Wednesday, July 18
City Council Listening Session	Wednesday, August 15
Completion of 30% designs	August
Value Engineering	August/September
Completion of the PER	September/October
Continuation into and through 60%/90%/100%	End of 2018—early 2019

THANK YOU