



**OPEN HOUSE: SOUTHEAST INTERCEPTOR
LATERAL STUB OUT PROPERTIES
FEBRUARY 5, 2019**

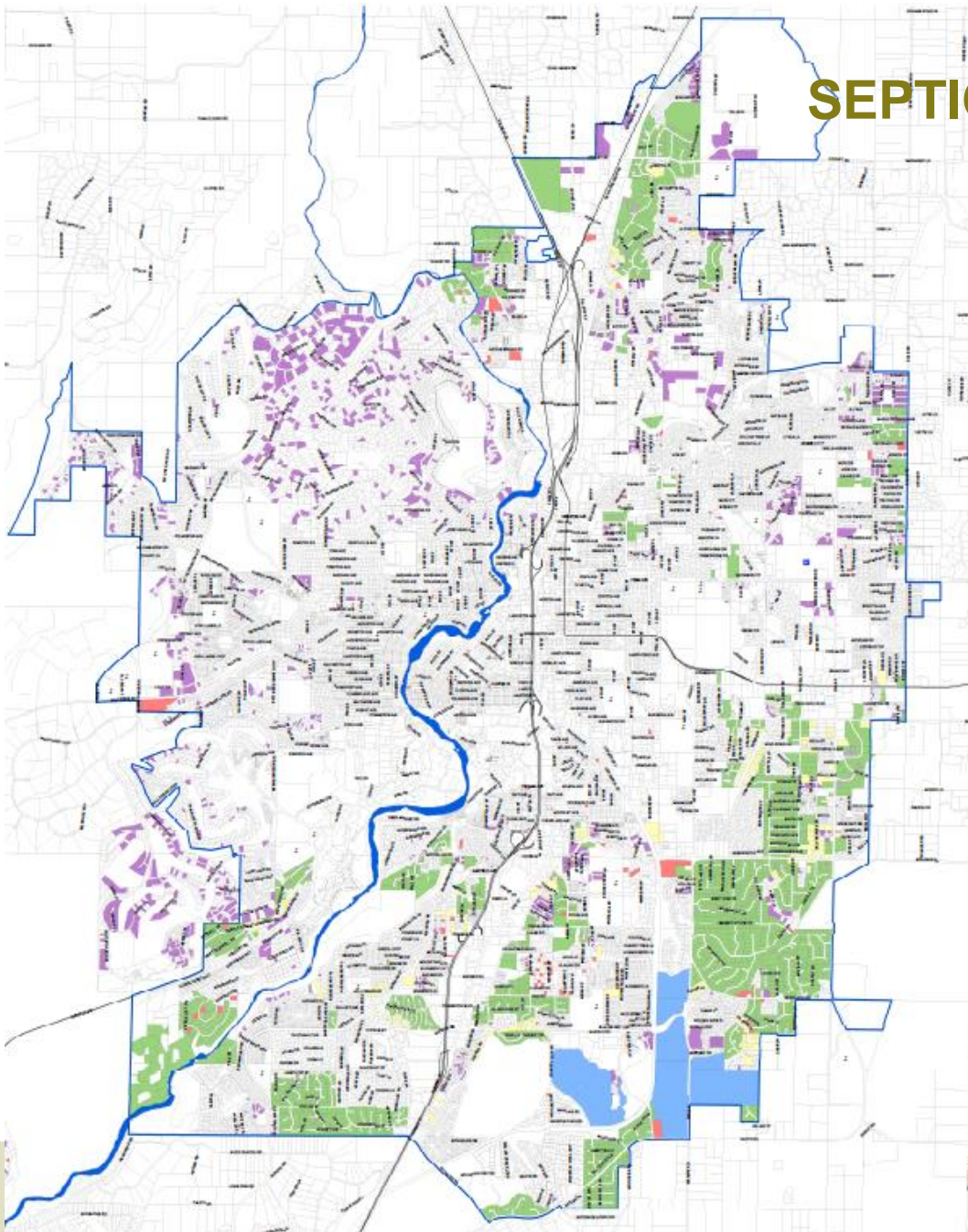


- Brief overview of Citywide Septic to Sewer Conversion Program
- Council direction for properties that received lateral stub outs as part of the SEI project
- Notice of Operational Completion for SEI and timing
- Question/ Answer

BACKGROUND- CITYWIDE SEPTIC TO SEWER CONVERSION PROGRAM



- Roughly 2800 properties in city on septic
- SIAG/Collection System Master Plan directed \$1M towards addressing issue, beginning in FY16/17
- June 2017, City began Engineering Design, Finance Strategy for 600-lot area near SEI
- 300 foot rule big driver
- July 2018, Advisory Committee recommendations
- Public listening sessions on AC recommendations
- Sept 2018, Council direction on more of a modest, citywide approach
- December 19, 2018, Citywide Septic to Sewer Conversion Program- funded with modest rate increases, \$2.5M anticipated annually.





Neighborhood Extension Program:

- Establishes an application process and factors for consideration for neighborhoods adjacent to sewer to apply for funding for City to construct sewer down their street;
- Anticipates \$2.5M annually for the program;
- Requires a connection fee to recover all or part of the cost of laterals.

CIP Program:

- Sets a strategy for those areas with frontage along City sewer CIP projects;
- Requires a connection fee to recover all or part of the cost of laterals.



- **Establishes an assistance program/ process** for those that qualify as **low income to offset connection fees.**
- Removes references to 300 foot rule for septic systems- **does not change new development requirements to connect**

SEI PROPERTIES WHO RECEIVED LATERAL STUB OUTS



- ✓ Roughly 180 along the SEI alignment.
- ✓ Several have already connected to SEI.
- ✓ Council adopted a 2-year window for SEI property owners to connect to the SEI and receive a waiver of connection fee (currently \$8,500).
- ✓ Only applies to developed single family properties reliant on septic systems.
- ✓ Beyond 2 years, property owners pay full connection fee in effect at the time. Two year window triggered by Notice of Operational Completion.
- ✓ All applicants also pay SDCs in effect at the time of connection, and all private costs. Connection Fee is separate charge to recover partial cost of laterals.
- ✓ Property owner must establish utility account.



- Connection is voluntary ***except that*** it is always mandatory when either of the following occurs at any time:
 - The existing on-site septic system fails or needs repair or otherwise requires a County OAR 340 Division 71 or 73 permit, or
 - The property owner applies to the City or Deschutes County for any improvements adding capacity to the dwelling or to the existing septic system (which could be a subdivision of the property, an ADU, additions to the property, etc.).

ESTIMATED COSTS: PUBLIC INFRASTRUCTURE FOR SEI LATERAL RECIPIENTS



The Council approved a 2-year window to allow people along the SEI to connect to sewer (based on the date provided in the City’s Notice of Operational Completion) and receive a full waiver of the Connection Fee. **The figures below are estimates and do not include any private property work, permits, decommissioning of septic, etc., and private property costs will vary widely depending on lot characteristics.** City Fees normally increase annually- these estimates based on today’s fees.

Public Portion of Projects	Connect Within 2 yrs- \$ Amount	Connect Beyond 2 yrs- \$ Amount
Connection Fee (2019/20)	\$0	\$8,500
System Development Charges (SDCs) (2018/19)	\$4,795	\$4,795
Estimated Totals- Public Portion	\$4,795	\$13,295



NOTICE OF OPERATIONAL COMPLETION

February 7, 2019

RE: Notice of Operational Completion Per Bend Municipal Code 15.10.010 pertaining to properties along the South East Interceptor (SEI) Provided with Lateral Stub Outs for sewer connections



ENGINEERING

To Property Owner:

The City completed the Southeast Interceptor (SEI), a major sewer interceptor that conveys the City's wastewater to the treatment plant, in January 2018. Connections to the SEI have been allowed on an interim basis, while the City completed the SE Bend Septic to Sewer Project. The SEI is now operationally complete, and the City will allow connections to the SEI mini main to accept wastewater flows. The Council adopted the Citywide Septic to Sewer Conversion Program on December 19, 2018. The program will become effective February 1, 2019- you can find more about it here: <https://www.bendoregon.gov/city-projects/septic-to-sewer-conversion-program>.

You are receiving this notice because as part of the SEI construction project, the City provided a lateral stub out from the SEI to your property line. The Council adopted the policy that property owners who received lateral stub outs as part of the SEI construction, who apply to connect to the SEI within 2 years of Notice of Operational Completion will not pay a connection fee which is currently \$8,500. You are responsible for all private property costs and permits associated with decommissioning your septic system and connecting, as well as payment of the City's wastewater System Development Charge. At the end of the 2-year waiver period, you will be responsible for paying the connection fee in effect at the time of application submittal.

Your 2-year period to connect to the SEI and receive a connection fee waiver will begin on March 1, 2019, and expire at 5:00 p.m. on February 28, 2021.

Connection is voluntary *except that* it is always mandatory when either of the following occurs at any time:

1. The existing on-site septic system fails or needs repair or otherwise requires a County OAR 340 Division 71 or 73 permit, or
2. The property owner applies to the City or Deschutes County for any improvements adding capacity to the dwelling or to the existing septic system (which could be a subdivision of the property, an ADU, additions to the property, etc.).

City water service may be terminated to any property that has not hooked up to the sewage system in compliance with this Notice or any other applicable law, rule or regulation. All persons receiving sewer service from the City must pay the monthly fee for service, as established by Council Resolution. *This Notice runs with the land and is binding on the Property Owner(s) and the Owner's heirs, successors and assigns.*

Please contact Susanna Julber, Snr. Policy and Project Analyst, or Skip Martin, Principal Engineer, at the City of Bend, if you have any additional questions or concerns. The City appreciates your cooperation during construction of the SEI and your patience during development of the Citywide Septic to Sewer Conversion Program.

Tom Hickmann, PE
EIPD Director

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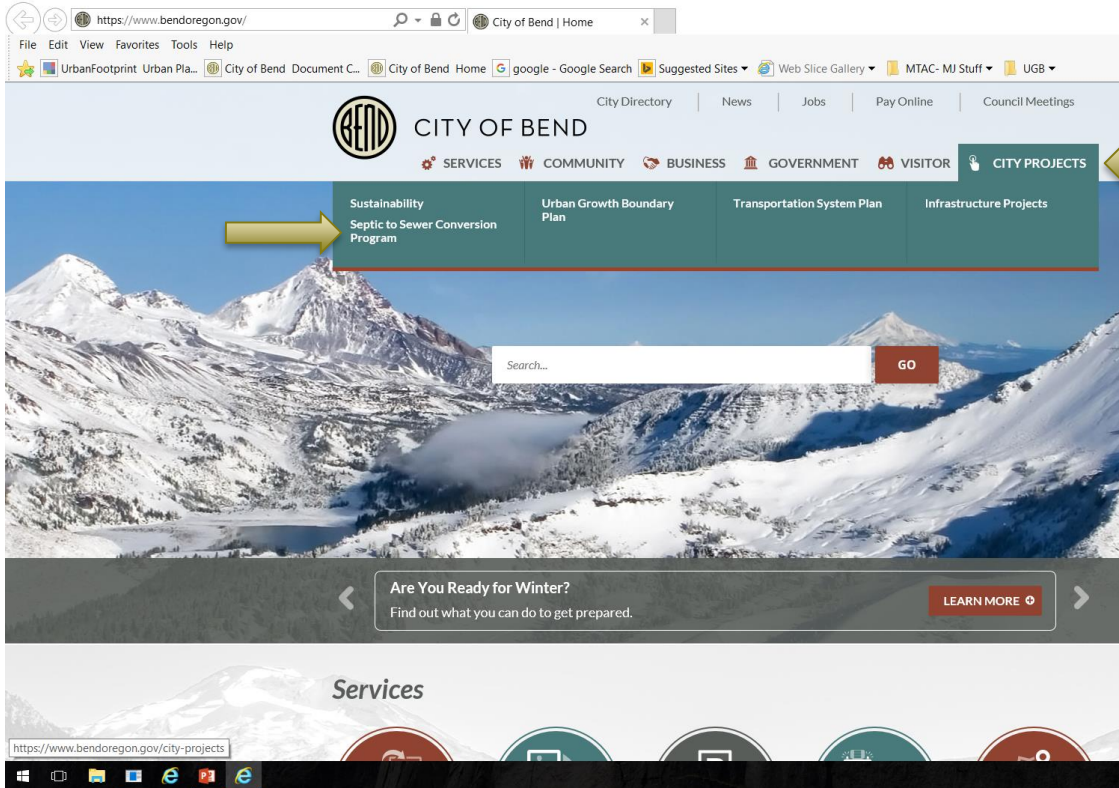
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BRUCE ABERNETHY
Mayor Pro Tem
BARBARA CAMPBELL
City Councilor
GENA GOODMAN-CAMPBELL
City Councilor
BILL MOSELEY
City Councilor
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City Councilor
CHRIS PIPER
City Councilor
ERIC KING
City Manager
TOM HICKMANN, PE
EIPD Director

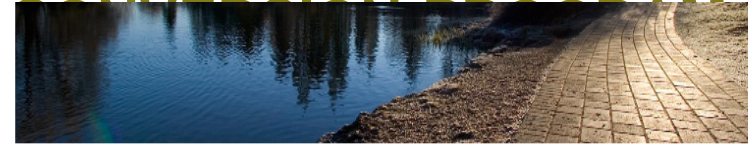
- Authorized by Bend Code
- Identifies time period to connect and receive connection fee waiver
- Will be recorded and run with the land
- Will inform owners
- Will inform prospective buyers

WWW.BENDOREGON.GOV/CITY-PROJECTS/SEPTIC-TO-SEWER-



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The Citywide Septic to Sewer Conversion Program provides an avenue for neighborhoods to apply for funding for the City to extend sewer into areas that are reliant on septic systems.

The Bend City Council adopted amendments to the Bend Code on December 19, 2018, to establish the Citywide Septic to Sewer Conversion Program ([Link to Bend Code Ordinance](#)). The program is the result of 18 months of work with the [Septic to Sewer Advisory Committee](#) and recommendations from the committee. The program is funded through utility rate revenues, and allows residents to apply for roughly \$2.5M annually to extend sewer lines into neighborhoods through a Neighborhood Extension Project. The program becomes effective on February 1, 2019. Applications for 2019 are due on February 15, 2019 for construction anticipated during the 2019 construction season.

If selected for funding, property owners are responsible for their own private property costs, septic decommissioning, and other associated permits, a Connection Fee, Systems Development Charges, and other permit charges. The City pays, through ratepayer revenues, extension of sewer and laterals ('stub outs') to property lines. Please see the FAQ section for details on Connection Fees, evaluation criteria, etc.

[Neighborhood Extension Program Application](#)

FAQS

[Expand/Contract Questions and Answers](#)

1. What is the Septic to Sewer Conversion Program?
2. How much money is available for the Septic to Sewer Conversion Projects, and what can the money be used for?
3. What are the benefits of converting to City sewer?

IMPLEMENTATION: NEXT STEPS



- Citywide Septic to Sewer Conversion program code went into effect Feb. 1
- Public Meeting for SEI adjacent prop owners Feb. 5
- Neighborhood Extension Program applications due Feb. 15
- Notice of Operational Completion for SEI lots effective March 1, 2019. Waiver on connection fee if connection by February 28, 2021. Notice will be recorded with County- runs with the land.
- Desert Woods Project – more communication coming soon. Construction summer/fall/winter (open houses, newsletter, door to door outreach)