The background features a dynamic, abstract design of blue and white lines that create a sense of depth and movement, resembling a tunnel or a series of overlapping planes. The lines are most prominent on the right side, where they form a bright, glowing opening.

Public Hearing
Watermain & Sanitary Sewer
Special Assessment
May 6, 2019

TID #4 DEBACK PHASE III WATERMAIN &
SEWER EXTENSIONS PROJECT

Public Hearing for Special Assessments

- Introductions
- Description of Project
 - Overall Project
 - Portion of Project proposed for Special Assessment
- Methodology of Special Assessments
 - Amount of Special Assessment
 - Base Assessment
 - Laterals (Sewer & Water)
 - Acreage Assessment (Parcels +12 acres)
 - Payment of Special Assessments
 - Trigger Events
 - Connection Fees
- Questions

Public Hearing for Special Assessment

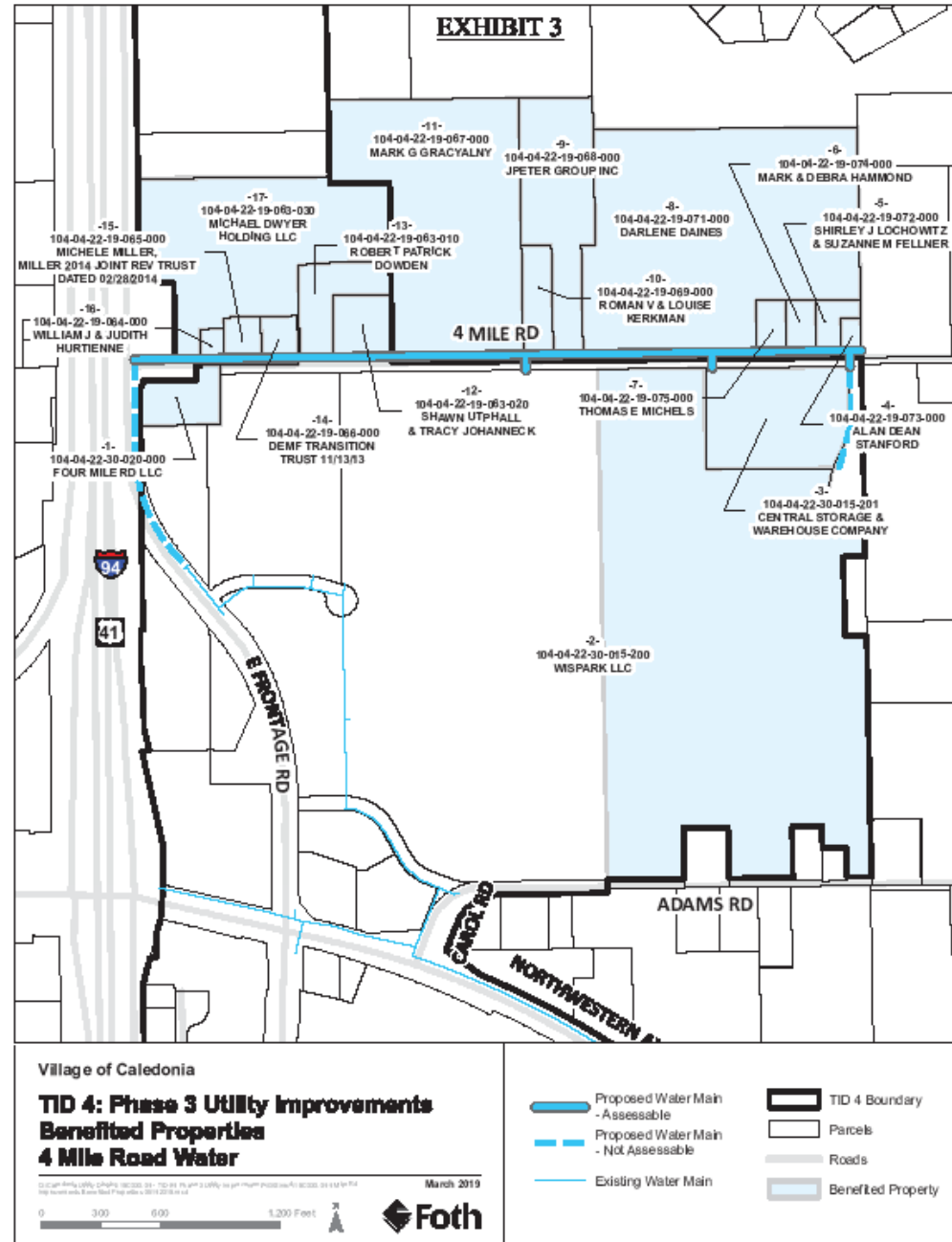
- Introductions

- Anthony Bunkelman P.E. – Utility Director
- John Bjelajac – Utility District Attorney – Bjelajac & Kallenbach , LLC
- Andrew Schultz P.E. – Consultant Engineer – Foth Infrastructure & Environment LLC
- Eve Schnell P.E. – Consultant Engineer – Foth Infrastructure & Environment LLC

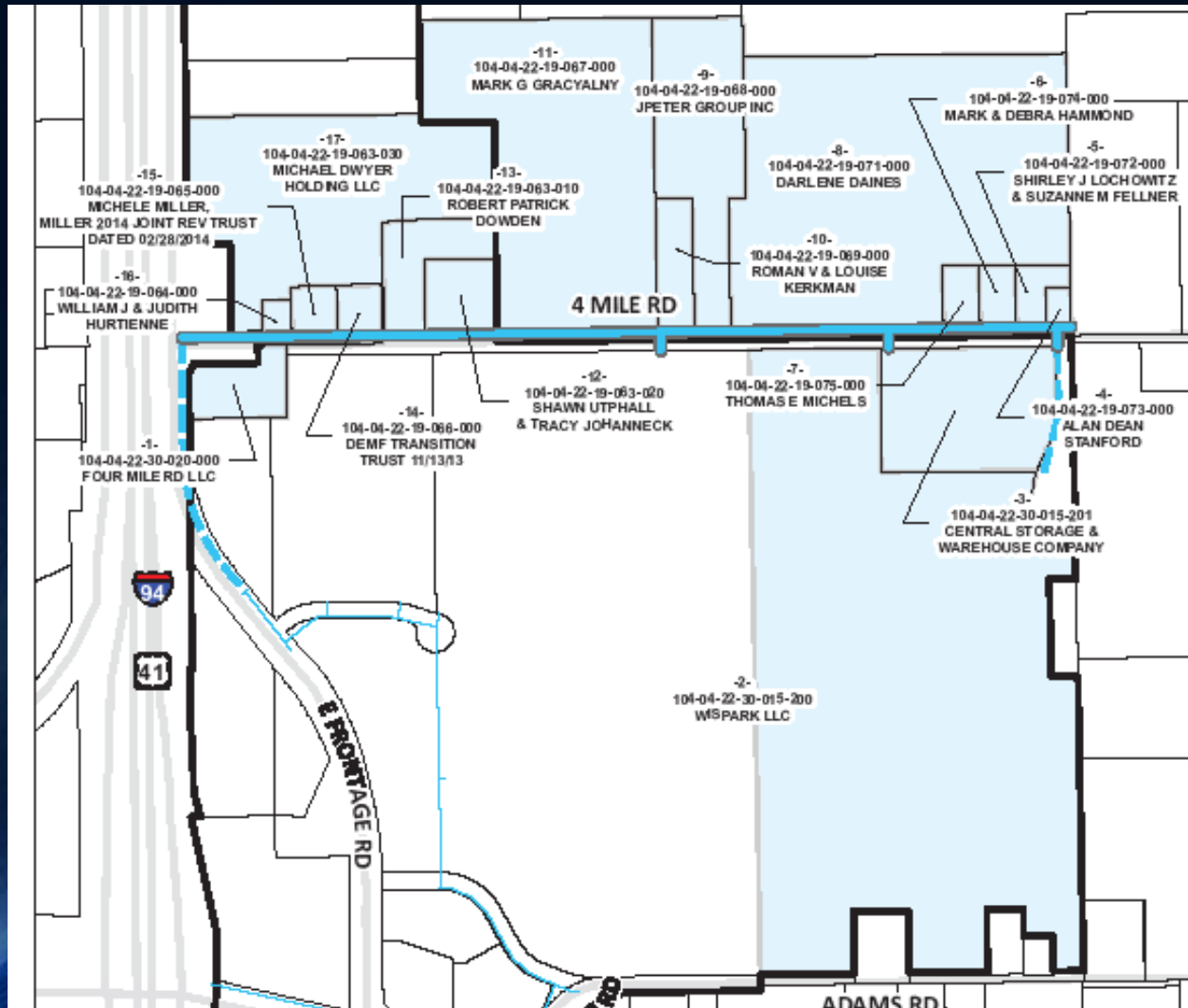
Public Hearing for Special Assessment

- Description of Overall Project
 - Watermain
 - Sanitary Sewer

Watermain Extension



Watermain Extension

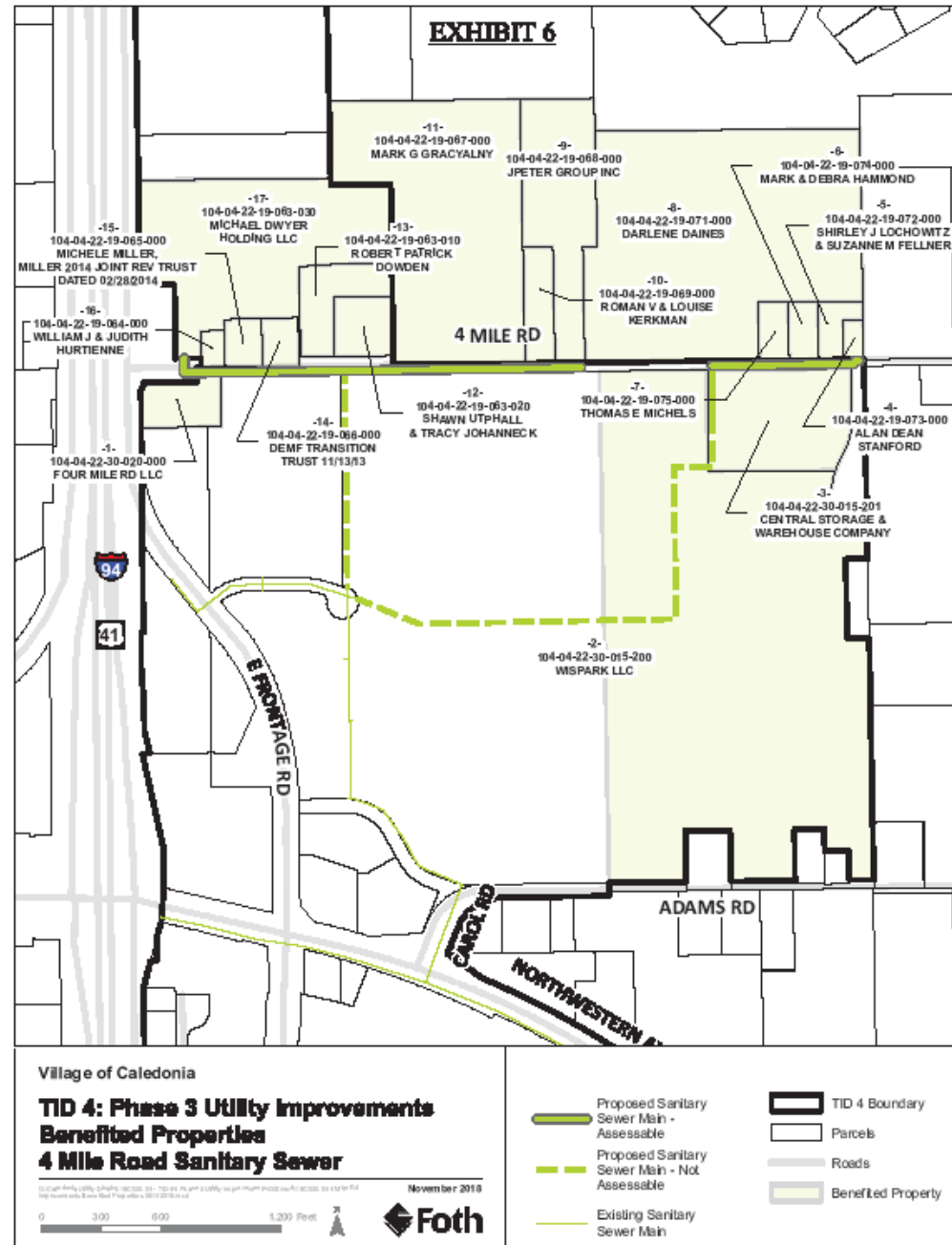


16" Watermain along East Frontage Road

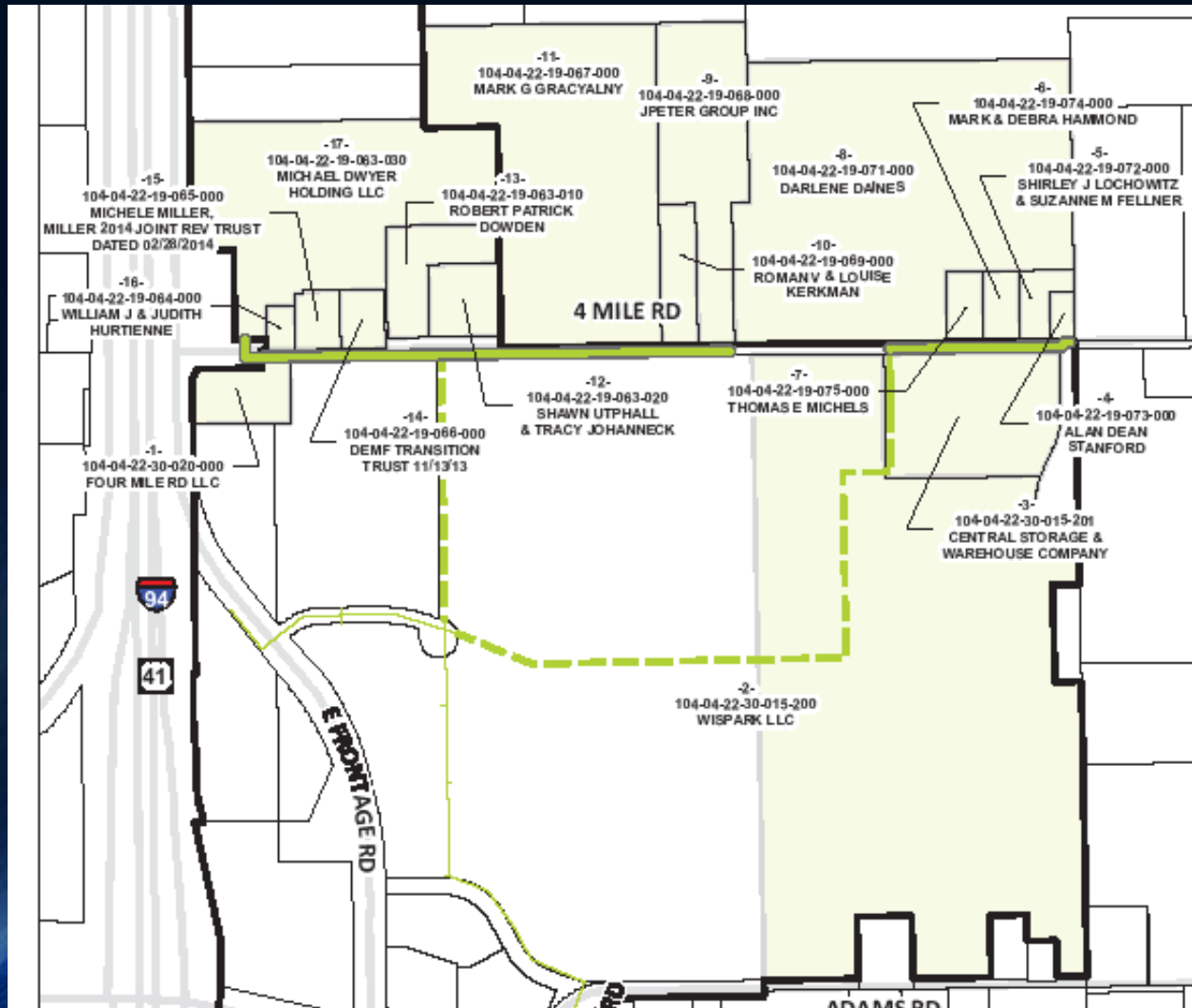
16" Watermain along 4 Mile Road

Laterals for all lots (Commercial & Residential)

Sanitary Sewer Extension



Sanitary Sewer Extension



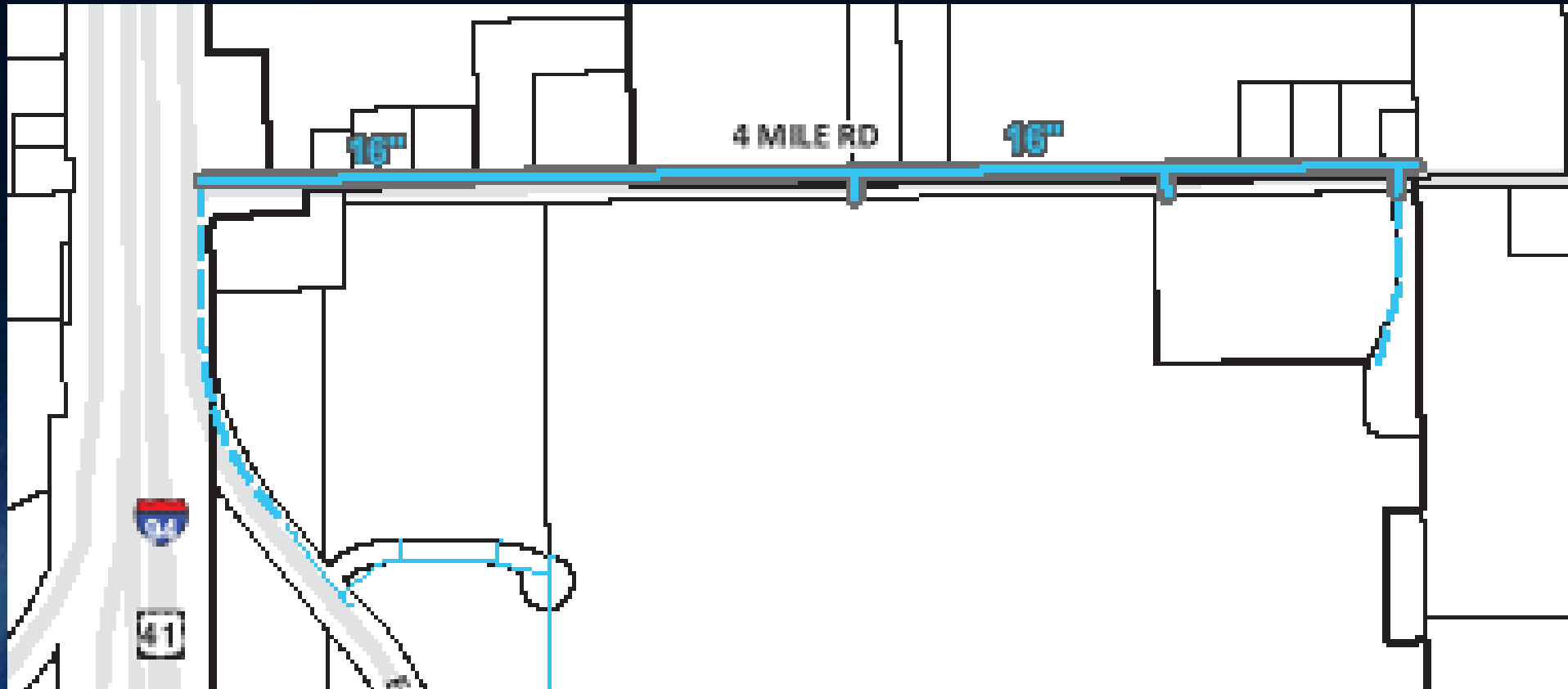
West Branch Sanitary Sewer
12" Sanitary Main through Business Park
8" Sanitary Main along 4 Mile Road
Laterals for all lots
(Commercial & Residential)

East Branch Sanitary Sewer
30" Sanitary Main through Business Park
30" Sanitary Main along 4 Mile Road
Laterals for all lots
(Commercial & Residential)

Public Hearing for Special Assessment

- Portions of Project Proposed for Special Assessment
 - Watermain
 - Sanitary Sewer

Watermain Portions that are Assessable



Watermain Portions that are Assessable

Portion of Watermain installed along 4 Mile Road

Watermain Portions that are Not Assessable

Watermain installed along the East Frontage Road

Watermain installed by Developer in Road B

Watermain Portions that are Assessable

Watermain Costs for Project were estimated to be \$1,338,563

Water Service Costs for the Project were estimated to be \$119,445

Watermain Special Assessments are proposed to pay for \$284,087.84

Water Service Special Assessments are proposed to pay for \$80,744.34

Total Estimated Water costs \$1,458,008

Total Proposed Special Assessments Water \$364,832.18

Approximately 25% of water costs are proposed for Special Assessment

The balance of the costs are paid by TID #4 and the Utility District

Sanitary Sewer Portions that are Assessable



Sanitary Sewer Portions that are Assessable

Portion of Sanitary Sewer installed along 4 Mile Road

Sanitary Sewer Portions that are Not Assessable

Sanitary Sewer installed along through the Business Park

Sanitary Sewer Portions that are Assessable

Sanitary Sewer Main Costs for Project were estimated to be \$4,042,886

Sanitary Lateral Costs for the Project were estimated to be \$387,359

Sanitary Main Special Assessments are proposed to pay for \$603,325.15

Sanitary Lateral Special Assessments are proposed to pay for \$139,929.99

Total Estimated Sanitary Sewer costs \$4,430,244

Total Proposed Special Assessments Sewer \$743,255.14

Approximately 16.7% of Sanitary Sewer costs are proposed for Special Assessment

The balance of the costs are paid by TID #4 and the Utility District

Public Hearing for Special Assessment

- Methodology of Special Assessments
 - Amount of Special Assessments Watermain & Sanitary Sewer
 - Base Assessment
 - Laterals
 - Acreage Assessment (Parcels +12 acres)

Methodology of Special Assessments Watermain

Residential Properties

8" Equivalent Watermain is Assessable

8" Watermain is the minimum size for residential
Watermains over 8" are considered Oversized

The Utility District pays for the Oversized portion

Base Assessment Amount is the 8" Equivalent Watermain Cost

Water Services to homes (property lines) are Assessable

Each home is provided with a water lateral

Parcels in excess of 12 Acres

Each parcel greater than 12 acres has an additional assessment per acre
over 12 Acres

Methodology of Special Assessments

Watermain

Commercial Properties

12" Equivalent Watermain is Assessable

12" Watermain is the minimum size for commercial
Watermains over 12" are considered Oversized

The Utility District pays for the Oversized portion

Base Assessment Amount is the 12" Equivalent Watermain Cost

Water Services to Commercial Sites are Assessable

Each Commercial Site is provided with a water lateral

Parcels in excess of 12 Acres

Each parcel greater than 12 acres has an additional assessment per acre
over 12 Acres

Methodology of Special Assessments Sanitary Sewer

Residential Properties

8" Equivalent Sanitary Sewer is Assessable

8" Sanitary Sewer is the minimum size for residential Sanitary Sewer over 8" are considered Oversized

The Utility District pays for the Oversized portion

Base Assessment Amount is the 8" Equivalent Sanitary Sewer Cost

Sanitary Sewer Laterals to homes (property lines) are Assessable

Each home is provided with a Sanitary Sewer lateral

Parcels in excess of 12 Acres

Each parcel greater than 12 acres has an additional assessment per acre over 12 Acres

Methodology of Special Assessments Sanitary Sewer

Commercial Properties

12" Equivalent Sanitary Sewer is Assessable

Sanitary Sewer over 12" are considered Oversized

The Utility District pays for the Oversized portion

Base Assessment Amount is the 12" Equivalent Sanitary Sewer Cost

Sanitary Sewer Laterals to Commercial Sites are Assessable

Each Commercial Site is provided with a Sanitary Sewer lateral

Parcels in excess of 12 Acres

Each parcel greater than 12 acres has an additional assessment per acre
over 12 Acres

Amount of Special Assessment

Residential Properties

Base Assessment Amount

Water = \$9,431.59

Sewer = \$10,440.30

Service/Lateral Amount

Water = \$3,603.29

Sewer = \$8,150.00

Greater than 12 acre parcels per acre Amount

Water = \$1,379.01 per acre over 12 acres

Sewer = \$5,161.82 per acre over 12 acres

Typical Total Assessment
Sewer & Water
\$31,625.18

Amount of Special Assessment

Commercial Properties

Base Assessment Amount

Water = \$14,147.39

Sewer = \$15,663.14

Service/Lateral Amount

Water = \$8,898.33

Sewer = \$5,593.33

Greater than 12 acre parcels per acre Amount

Water = \$1,379.01 per acre over 12 acres

Sewer = \$5,161.82 per acre over 12 acres

Public Hearing for Special Assessment

- Payment of Special Assessments
 - Watermain
 - Sanitary Sewer
- Trigger Events

Payment of Special Assessments

- Watermain
 - Improved Properties with Single Family Homes if they elect to connect to the Water Service or another Trigger Event occurs
 - 60 days from date of connection – No Interest
 - 20 equal payments on tax roll if connected by October 1, 2020 – First Annual Payment on Tax Roll is Tax Year 2020, 4.5% Interest accruing from date of connection
 - 19 equal payments on tax roll if connected by October 1, 2021 – First Annual Payment on Tax Roll is Tax Year 2021, 4.5% Interest accruing from date of connection
 - Each year that lapses reduces the number of years available to the owner, to pay the water special assessment, on the annual payment plan
 - If an owner does not connect within the 20 year payment period, the assessment becomes due in full within 60 days of connection
 - Unimproved Properties shall have the above payment options at time of the occurrence of a Trigger Event

Payment of Special Assessments

- Sanitary Sewer
 - Improved Properties with Single Family Homes have a mandatory connection to the Sanitary Sewer.
 - Full payment within 60 days from date of connection – No Interest
 - 20 equal payments on tax roll (2020 – 2039) commencing on January 1, 2020 – 4.5% Interest
 - Unimproved Properties shall have the above payment options at time of the occurrence of a Trigger Event

Trigger Events

- Conveyance of Property
 - Exemptions exist
- Land Division (Plat or CSM)
- Development of Property
 - Exemptions exist
- Connection to Sewer/Water

Public Hearing for Special Assessment

- Connection Fees
 - Residential
 - Commercial

Connection Fees Residential (existing)

Connection Fees (Single Family Homes)

Connection Fees are in addition to the Special Assessment

- Sanitary Sewer
 - \$5,100.00
 - (Base charge \$2,550 & REU charge \$2,550)

Vacant Land – New Residential Construction

- Sanitary Sewer
 - \$5,100.00 (Single Family Residence)
 - (Base charge \$2,550 & REU charge \$2,550)
- Water Impact Fee
 - \$1,550.00 (Single Family Residence)
 - (REU Charge is \$1,550 based on ¾" water meter)

Vacant Land – New Commercial Construction

- Sanitary Sewer
 - Based on water meter size (see Ordinance)
 - (Base charge \$2,550 & \$2,550 per REU)
- Water Impact Fee
 - Based on water meter size (see Ordinance)
 - \$1,550 per REU

Public Hearing for Special Assessment

- QUESTIONS