



# SOUTH WALDPART – NORTH SUBSECTION LOCAL IMPROVEMENT DISTRICT SANITARY SEWER PROJECT

*Project Update – August 2022*

If you are a property owner within the Local Improvement District, (“LID”) please review this brochure. We would like to hear from you to see if you would like to proceed or not with Phase 2 of the sewer project.

If we find that a majority of owners would like to go ahead with construction (and its mandatory assessment), the city will revisit the project. LID formation may be by petition from any number of property owners with at least 60% supporting its formation.

***To answer your questions or for more information, please contact the city at 541-563-3561 and ask to speak with either the planner or city manager.***

***A History is provided on Page 2.***

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Ocean Hills Lift Station

## Phase 1 – Lift Station

New wastewater collection systems are typically paid for by the properties that benefit. Back in the early 2000's, the city's goal was to form a Local Improvement District ("LID") to fund bringing sewer to the neighborhood. Phase One of the LID, the initial assessment of \$496 per Equivalent Residential Unit ("ERU"), provided for the engineering design and the infrastructure to be able to handle the future sewer lines.

The Phase One LID completed a major upgrade the Ocean Hills pump station to receive and pump future flows from the South Waldport sewer service area, as well as major pipeline conveyance modifications.

These improvements were completed in December 2005, funded by grant from USDA-Rural Development and the assessment charged to the benefitting property owners. Phase One did not and was never intended to pay for the sewer lines themselves.

## Phase 2 – Main Lines

As described in the April 2008 Engineering Report, the proposed Phase Two LID would provide a new local wastewater collection system, providing sewer collector and conveyance from the northern portion of the south Waldport sewer service area to the completed Ocean Hills pump station.

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*The city was planning to begin Phase Two in 2008, but that is when the economy crashed. Therefore, the consideration of implementing Phase Two was deferred.*

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The preliminary plan for the improvements is to construct sanitary sewer lines, manholes, force mains, and a new pump station to lift sewage from the low elevation areas to the gravity sewer system that will flow to Ocean Hills pump station.

## Preliminary Cost Estimate (2008 & 2020)

Improvement bonds are typically issued to finance special assessments such as LIDs. The legal basis of a special assessment is that it is a charge imposed upon property owners that receive special benefits from an improvement beyond the general benefit of all citizens in the community. *This LID requires at least 60% of the owners to petition for the project to begin as it has significant costs associated with it for each owner.*

The Engineering Report estimated the cost for sanitary sewer improvements at approximately \$2.4 million in 2008. Recent 2020 estimates put the project at over \$5 million. Properties located within the district would be assessed on a unit price basis per ERU, as previously established for the Phase 1 LID assessment. The assessed price per ERU would be determined based on the total project cost. *These are ESTIMATES.*

2020 Estimated Project Cost	\$5.2M
Total ERU within LID Boundary	257
2020 Estimated Cost per ERU	\$20K

## Phase 3 – Property Hookups/Annexations

At the completion of Phase 2, property owners would then be able to connect to the system for new service and to construct their own sewer laterals from their property to the new sanitary sewer lines. At that time new services *would also need to pay system development charges (SDC)*, as a one-time charge for benefits from connecting to the rest of the municipal sewer system.

Hookups for a new services will reimburse for existing wastewater collection, pumping and treatment systems that have already been built in anticipation of the new services. The intention is that neither existing users nor new users subsidize the other, but rather that each pays its fair share of the overall system.

Some properties within the LID boundaries are currently within the County, and *would need to be annexed into the City to be provided sewer service.*