




Pt. Hadlock Wastewater System


Sewer Advisory Group
August 11, 2009
Meeting Number 2

Pt. Hadlock Wastewater System – Sewer Advisory Group

Agenda


- Introduction
- Acceptance of meeting summary
- Update/Follow-up from last SAG meeting
- Policies & ordinances
- Policy discussion – SAG input
- Policy recommendations
- Technical update
- Wrap-up & next steps



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Recap – SAG #1

- **Simple vs. Complex Rates** - A balance between simple and complex, with a lean toward simple sounds appropriate. This is an initial decision pending further consideration of policies.
- **Simple vs. Complex Rates** - It is reasonable to base rates on water usage.
- **Simple vs. Complex Rates** - Potentially develop 4-5 categories of rates for households and commercial users.
- **Simple vs. Complex Rates** - SAG agreed that predictable rates were preferable.
- **General** - SAG agreed to carefully consider unintended consequences to the extent possible as they evaluate policies and make recommendations.



Follow-Up from Previous Meeting

- Recognizing socio-economics of the area
 - Seeking grants to reduce capital cost
 - Shore Bank Septic Loan Program Update
 - Rate discounts for next SAG meeting
 - Current property tax exemptions = 109 properties within the service area



Follow-up - Other Examples

- Port Orchard
 - Shares joint wastewater treatment facility with West Sound Utility District
- Belfair (new system)
 - System to be operated by Mason County
 - Connection required within 500 feet
 - No sewer ordinance yet
- Carnation (new system)
 - Connection required within 30 days of notice



Policies & Ordinances - Overview

- Connections to system (SAG Meetings #1 & 2)
- System management (SAG Meeting #2)
- Cost allocation (SAG Meeting #2)
- Sewer availability (Future SAG Meetings)
- Extension of system (Future SAG Meetings)
- Rate structure (Future SAG Meetings)
- Ancillary services/requirements (Future SAG Meetings)



What We Want from You Today...

- Advice on policies & ordinances
 - When is connection required? – Existing buildings
 - Side sewer policy – Where does public/private responsibility change?
 - System management – Should the County operate in-house or contract for services?
 - Cost allocation – General, local and private on-site costs; connection charge vs. ULID
 - Local Improvement Districts (LID/ULID)



NOTE

- Advice on policies & ordinances
 - In order to assist the SAG, a slide is included for each question with a potential recommendation/s.
 - SAG can use this recommendation/s, or
 - SAG can make any recommendation it thinks is appropriate, or
 - SAG can provide a range of opinions if consensus isn't reached.



Policy: When is Connection Required?


- For existing buildings
 - Not yet defined
- Alternatives:
 - Immediately when sewer available
 - Within 1 year of availability
 - Upon failure of septic system
 - Within (30, 60, 90, 120, 180) days of availability
- Factors to consider:
 - Planned expansion/phasing
 - Funding requirements
 - Utility financial stability versus customer costs



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Connection for Existing Buildings


Alternative	Comment
Immediately when sewer available (within 30 days)	Ensures strongest financial outcome for system
Reasonably soon (within 60 days)	Recognizes financial outcome for system & ease for customers
Within 1 year of availability	Consistent with interim septic regulation
Upon failure of septic system	Easiest on property owners, most difficult from a financial position
Notes – Grant agencies will require connection to ensure financial feasibility. Seeking programs to assist property owners to borrow connection fees at reasonable rate to encourage early connection.	



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Recommendation ? : Connection Required


- **New development/major modification**
 - as set by development regulations (when sewer phase is available, within 200 feet, or sign no-protest agreement)
- **Interim on-site systems**
 - as set by development regulations (within 1 year of availability)
- **Failed septic**
 - as set by public health (when sewer is available)
- **Existing Buildings**
 - Within ___ days of notice; County should seek financial assistance/programs for low-moderate income residents



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Policy: Side Sewer Policy


- Where does public/private responsibility change?
- Alternatives:
 - At property line or at right-of-way
 - At sewer main
- Factors to Consider:
 - Who is allowed to make connection (property owner, contractor)
 - Level of inspection, certification
 - Clear delineation of responsibility
 - Liability
 - Soundness of Collection System, Transportation Systems, and other Facilities
 - Costs to Utility versus costs to Customer
 - Construction and responsibility of backups



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Where should public/private responsibility change?


Alternative	Comments
At property line	Clear line of responsibility; allows property owner to make connection to stub at property line; utility to maintain between property line and sewer main
At sewer main	Clear line of responsibility; property owner not typically allowed to make connection to sewer main; property owner to maintain from building to sewer main
Require Sewer Permit & Inspection	Allows utility to review for proper placement and connection into system
Utility to license side sewer contractors?	Kitsap Co. licenses by written exam; must use licensed contractor to tap into main



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Recommendation ? : Side Sewer Policy


- Responsibility should change from public to private at the property line
 - Require sewer permit for connecting building sewer to public sewer
 - Considers ability of property owners to connect to stub at property line
 - Require a stub or tee for utility maintenance access at property line
 - Keep integrity of sewer mains the responsibility of the utility
 - County should consider licensing side sewer contractors



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Policy: System Management


- Should the County operate in-house or contract for services?
- Alternatives:
 - Full In-house (facilities operations and billing)
 - Contract for operations
 - Contract for billing
 - Contract for full service
- Factors to Consider:
 - Effective management of utility
 - Seek efficiencies and savings for sewer customers
 - Protect County and customer investment long term
 - Consider practical factors; i.e. who bills these customers now, who has sewer maintenance equipment now, who has or who can most easily hire certified personnel



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Should the County operate in-house or contract for services?


Alternatives	Comments
Operate In-House	Establish sewer utility for operations, maintenance and administration of sewer
Contract for Services:	Contract with one or more parties to be responsible for collection system, treatment plant, inspection services, etc.
- full service	Contract with one party to provide all wastewater services on behalf of the County.
- partial service	Contract with one or more parties for elements of wastewater service
Potential Contract Models: PUD for billing, PUD for full service, combining service with Fort Flagler State Park, other providers	

 and Associated Firms

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Recommendation ? : Operate in-house or contract for services


- **County will own the system**
- **Principles:**
 - Seek to protect County and customer investment
 - Seek efficiencies and savings in the cost of operations and administration
- **Contract billing services**
- **System operation and maintenance (contract or in-house)**

 and Associated Firms

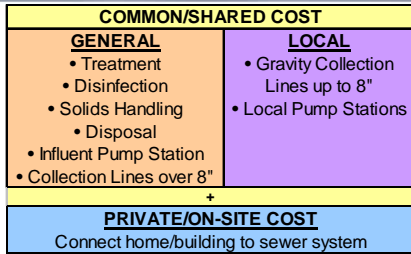
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Policy: Cost Allocation

- Define types of facilities for cost allocation
- Alternatives:
 - General
 - Local
 - Private On-Site
- Factors to Consider:
 - Every user should pay their fair share
 - Method of recovering costs from users
 - Balance fairness to system and customers

 and Associated Firms

Capital Cost Allocation in Facility Plan



Allocation of Pump Stations

Type of Pump/Station	Cost Allocation
Influent Pump Station	Facility Plan allocates the major influent pump station and force main to general
Local Pump Stations	Facility Plan allocates the local pump stations to local (6 estimated)
Grinder Pumps	May be necessary for certain properties; DOE likely to require county to own and operate the grinder pump, allocate to on-site

Recommendation ? : Cost Allocation

- **General costs** include those facilities serving the general system and benefits all customers: treatment and recharge system, influent pump station with force main, pipe greater than 8"
- **Local costs** include those facilities serving and benefiting a local area: collection pipe up to 8", local pump stations
- **Private on-site costs** include those facilities serving and benefiting individual properties to be paid by private property owners

Policies & Ordinances

- SAG questions
- Follow-up items
- Next steps on policies and ordinances
 - System extension
 - Sewer availability
 - Rate structure and discounts
 - Mobile tank disposal/septage disposal/RV disposal



Preliminary Design - Current Activities

- System site evaluation:
 - Conducted field visits
 - Opportunities to reduce influent pump station
 - Draft memorandum on site evaluation
 - Final recommendation end of August
- MBR technology:
 - Vendor RFP issued July 7, 2009
 - Bidding closes August 4, 2009
 - Evaluate and recommend August 2009
- Facility appearance



Candidate Parcels