



Old Farm District Neighborhood Association

*discussion of*

# Septic-to-Sewer Committee Recommendations

Bethann Bicknase, S2S Committee Chair

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# History

Replay the 1998 movie “Sleepless in Seattle”, *because you like it*  
– The hero gets the girl ***again!***

Replay the 1998 movie “Armageddon”, *because you like it* – the  
hero gets blown up ***again!***

Replay the 1998 Annexation of Desert Woods/Kings Forrest,  
*because of the SEI* - the City/County walk away ***again!***

*So, here we are! **Now**, how do we make the results of the “replay”  
as painless as possible?*

# 300 Foot Rule

Routing the Southeast Interceptor (SEI) to the Project Area invoked the “300-foot rule.

- Under Oregon law (DEQ Chapter 340- Division 71 340-071-1060 Onsite wastewater treatment systems) the County is prohibited from issuing permits for any repairs to septic systems
- Bend Code Chapter 15.10.015, homeowners within 300 feet of an operating sewer system are required, under certain circumstances, to hook up to the sewer and decommission their septic systems.
- The “Domino Effect” will require you to hook up, **eventually!**

# The “Study Area”

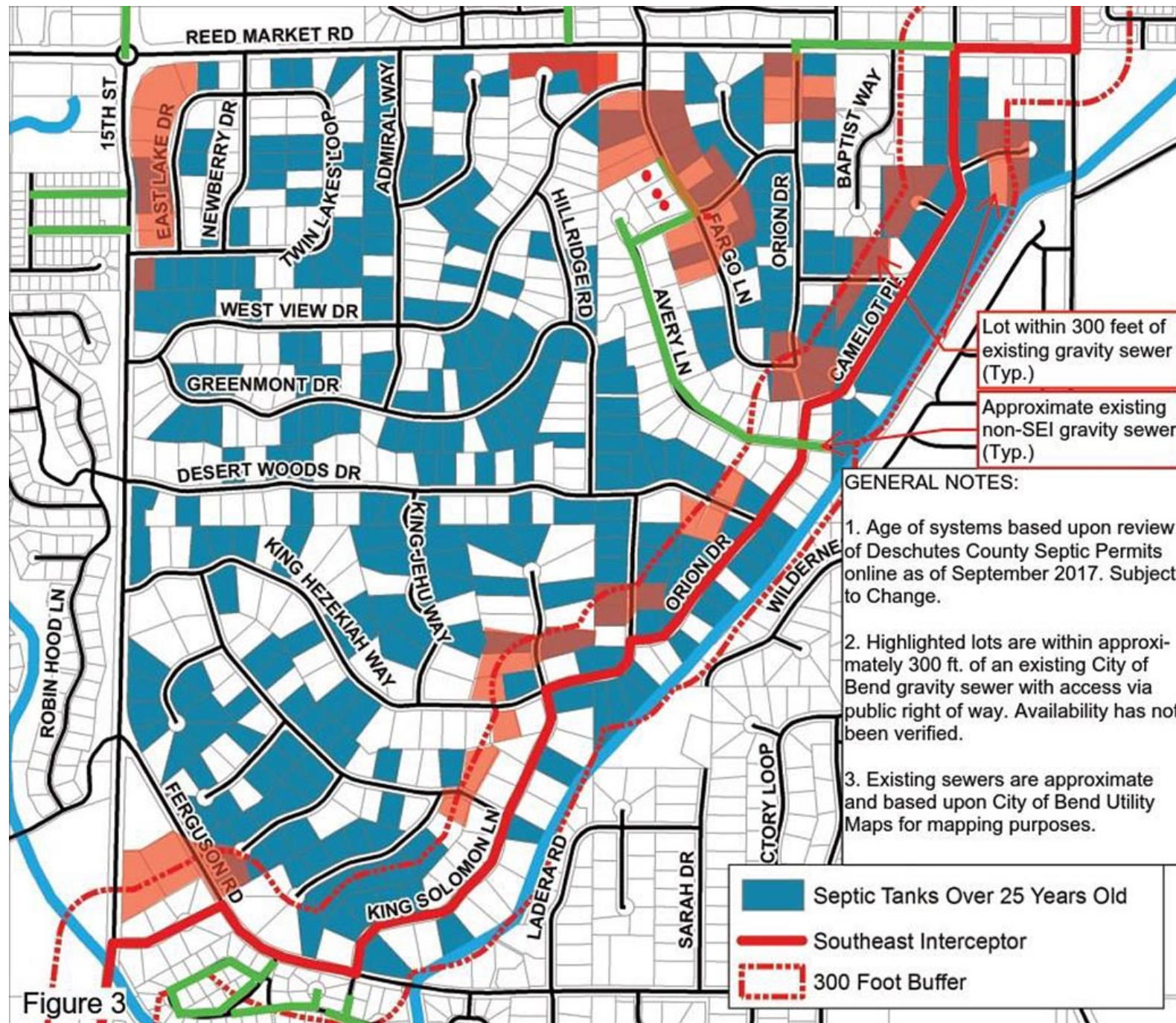
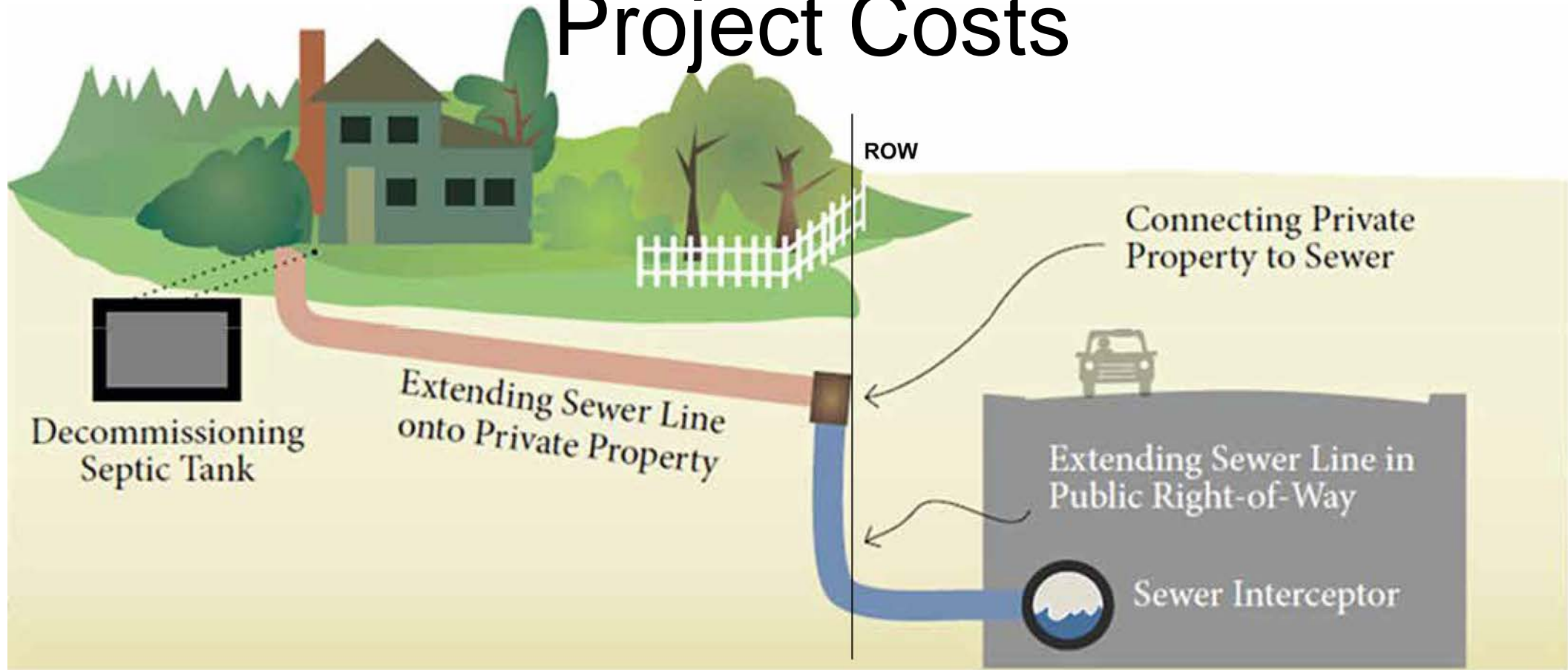


Figure 3

# Project Costs



## Private Property Costs - \$10,745 - \$20,520

- Septic tank decommission
- New service lateral to the right-of-way
- Additional plumbing upgrades, as needed
- System development charges (SDCs)
- Permitting
- Pump (if required) (Additional \$6,000-\$10,000)

## Public Costs - \$30,000,000 (\$59,642)

- Sewer main
- Manholes
- Sewer laterals to the right-of-way
- Road reconstruction
- Right of way restoration (landscaping and gravel shoulders)

# Previous Projects

<b>Year</b>	<b>Project</b>	<b># Lots</b>	<b>Assessment*</b>	<b>Adjusted*</b>
2002	Woodriver	151	\$ 3,980	\$ 5,538
2002	Romaine Village	422	\$ 3,980	\$ 5,538
2004	Pitts Drive	8	\$11,063	\$14,634
2005	Larkwood	14	\$12,471	\$15,951
2018	Project Area	503	\$18,000**	\$18,000

\*\*recommended by S2S Committee

- \*• Public Right of Way portion, only!
- Lower due to “Grant Money” that is no longer available & topography.
- Don’t account for Homeowner’s cost which included SDCs.

# Committee Process

- Asked to develop a solution for the Project Area - Approx. 600 homes.
- Encouraged to make plan replicable for all 2800 homes in Bend.
- A solution which would be fair and equitable, shared between Homeowners and Rate-Payers
- 12 meetings as a Committee, multiple “small-group” meetings (for specific issues)
- Considered examples of how other cities solved the same problem
- Involved experts – both consultant and City Staff
- News letters/Open House and Door-to-Door interaction

# How S2S Attacked the Costs

## The S2S “asks” from the City

- \$21 million of sewer dollars for the right-of-way
- A waiver of SDCs, saving \$2.7 million
- Establishment of a STEP fee to raise \$40 million over 20 years to help all 2,800 homeowners.
- A safety net program to reduce costs for low income families
- A Code change to preclude foreclosure
- A coordinated contracting process to cut our hook up charges
- A continuing process, with Program Manager for all 2800 lots



# Highlights of Our Recommendations

- **Form STEP Program**. Eliminate all 2800 tanks 15-20 years. Coordinator, financing options, STEP fee all ratepayers (like storm water), safety net low income, maybe LID for 503?
- **Coordinated construction**: one contractor for public and private work (at our option). Goal - leverage equitable (same) rate for homeowners participating in STEP Program.
- **Affordability**: cost for 503 shouldn't exceed \$25,000. At least one financing option should not exceed \$250/month. **Change City code**: no foreclosure for inability to pay.
- **Begin with the project area**. A more expensive area, engineering done, costs rising (5-7%).
- **Public right-of-way** for 503 shouldn't exceed \$18,000. For the SEI 96 only cost of local service - connection fee. Use sewer rates + STEP fee to lower cost.
- **Private cost**. For people using coordinated STEP Program, amount shouldn't exceed \$7,000. Waive SDC, coordinate contracting, less fees. Use STEP fee to help low income.
- **All should hook up**. Complete the neighborhood, inconvenience finished, no Septic maintenance.
- **Begin construction 2019.**

# Advantages/Disadvantages

## S2S Recommendations

- Ceiling capped at **\$25,000** (\$18,000 for Public Right of Way (ROW) and \$7,000 for Private-Side)
  - Waiver of sewer System Development Charge (SDC)
  - Participation in Private-Side savings with City Contractor
    - Covers permits, inspections, septic decommission and hook-up to homeowner provided house connection (homeowner plumbing updates could range up to \$3000)

## Do it Yourself

- Homeowner responsible for **all** costs, including:
  - Septic Tank Decommission
  - Service Lateral to ROW
  - Plumbing
  - Sewer SDC
  - City and County Permits
  - Inspections
  - Connection Fee (?) representing Homeowner portion of ROW cost

**\$70,000 – \$100,000 (or more)**

# ASKS FROM THE NIEGHBORHOOD

- AVOID NEGATIVITY- Please help move this forward
- AFFORDABILITY-Ask for costs to be lower, Ask for STEP fee to be higher, Ask for fees to start now
- Support the STEP Program- Ask for more citywide education
- Bring helpful ideas to Council listening Session- How can we make this program better
- Be and Stay informed- Read the S2S Report and stay involved
- Come together to solve the problem as a “community”

# If you can not attend the Listening Session

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