



Belfair Wastewater and Water Reclamation Facilities Project



Mason County Commissioners Meeting
March 29, 2011





Tonight's Topics

- Recent progress and construction update
- Connecting individual properties to the sewer
- ERUs and property owner costs
- Construction options
- County hook-up program
- Next steps
- Questions and answers



Work is On Schedule

- Conveyance lines in public right of way are 95% complete
- Wastewater Reclamation Facility is 70% complete
- Pump stations are 90% complete





Construction Update

Major work complete

- Main line and side sewer stubs installed
- Pump stations have taken shape
- The WRF structure (walls and roof) installed

Current work

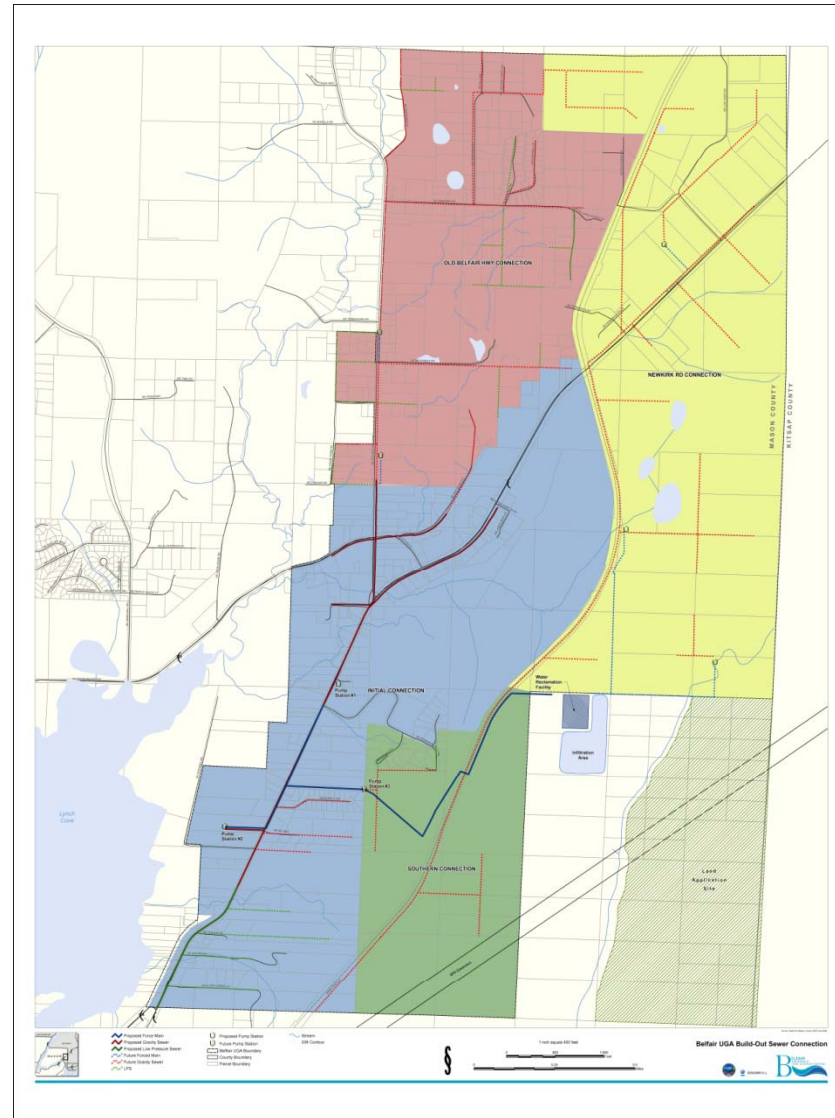
- Focused on finishing WRF including installing membranes and other equipment
- Final design and construction of irrigation pond and irrigation system
- Working with property owners on side sewer connections
- Final resurfacing of roads, landscaping, clean-up



Connecting Individual Properties to the Sewer

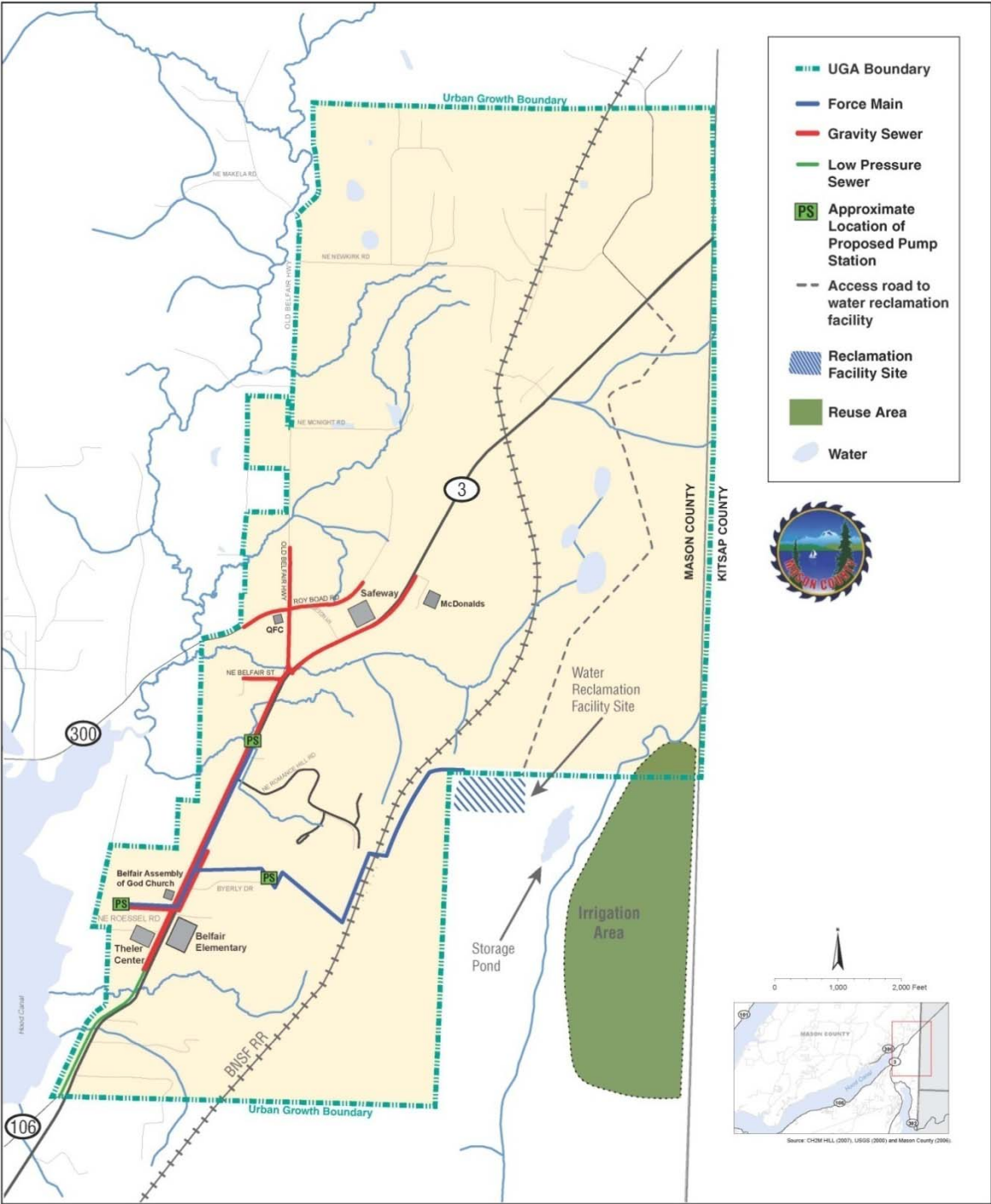
Who Has to Connect?

- Developed parcels within 500 feet of the sewer, and inside the Urban Growth Area (UGA), will be required to connect during Phase 1 (*per Mason County Ordinance 91-07*).



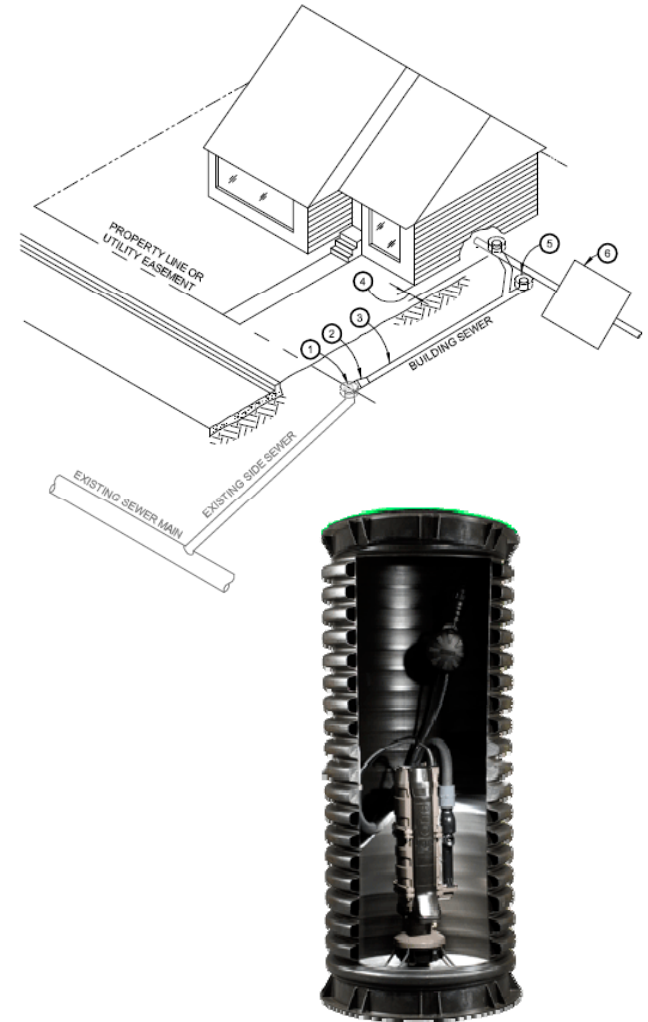
Connection Types

- Gravity
- Low-pressure



Construction Specifications

- Follow the specifications identified on the property map provided by the County.
- Low Pressure System properties will require a grinder pump (this will be provided by the County).
- If you do not meet the inspection requirements, you may be charged for a re-inspection.





Be Safe – Call Before You Dig!



**Know what's below.
Call before you dig.**





ERUs and Property Owner Costs



What is an ERU?

- An ERU, or “equivalent residential unit”, is the basis used for calculating connection fees and rates.
- Single-family residences are the most typical type of connection and have predictable water usages
- Single-family residences are assumed to be equal to one (1) ERU
- Commercial properties are compared to a single-family residence in the amount of water they use to determine an ERU



What is my ERU?

- **Single-family residences = one (1) ERU**
- **Commercial properties/businesses = one (1) or multiple ERUs**
 - *Please submit your 2010 water records to confirm your ERU*
 - *Note: If no data is received, your ERU will be based on a standardized estimate*



Property Owner Costs Payable to the County

Type of Cost	Estimated Amount
Connection Charge	\$3,000 per ERU*
Monthly sewer rate	\$96 per ERU*

**These costs will be finalized as a part of the Sewer Ordinance approved by Mason County Commissioners later this year.*



Payment Options

1. Pay up front
(cash)
2. USDA Rural Development Program for low-income property owners
(grants & low-interest loans)
3. County hook-up program
(low-interest loans)



Construction Options

Construction Options

Option #1: Hire a contractor to build your side sewer

Option #2: Participate in the County Hook-up Program

Option #3: Build your own side sewer





Steps to Building a Side Sewer

1. **Apply for a permit** to build your side sewer with the County
2. **Hire a contractor** (if applicable)
3. **Follow best practices** when doing construction on your property
4. Get your **system inspected** by the County
5. **Decommission** your septic tank (after notification from County that the system is operational later this year)



County Hook-up Program

As part of the program, the County will:

- Hire a contractor to build your side sewer
- Apply for all of the permits required
- Inspect your system and decommission your septic tank (*after sewer is operational*)
- Allow you to finance some costs of connecting to the system through low-interest loans (*payable through monthly sewer bill*)



Gauging Your Interest

What you need to know as a property owner in considering the program:

- The County will estimate construction costs for side sewers as a part of the County Hook-up Program
- Preliminary estimates are between \$5,000 - \$8,000 per connection
- The costs are preliminary and dependent on many variables (*including how many people participate in the program, type of connection, and distance from building to stub*)



Project Funding Update

Mason County continues to pursue grants and loans to lower property owner costs:

- **State Revolving Fund** money was recently awarded to extend the sewer down side streets to shorten the connection length for “landlocked” property owners
- **CDBG** grant is pending, and would support low-income property owners in connecting to the system (April 2011)



Next Steps:
***Preparing for Spring
2011 and Beyond!***



Phase 1 Timeline (2011)

<p>Spring / Summer</p>	<ul style="list-style-type: none"> • Apply for permits to build your side sewer • Build your side sewers • Get your system inspected
<p>Ongoing: Summer / Fall</p>	<ul style="list-style-type: none"> • Continue working on a Sewer Ordinance • Host a public hearing on the draft Ordinance • Commissioner's to vote on the final Ordinance
<p>Fall</p>	<ul style="list-style-type: none"> • Construction of system complete • Testing of system begins
<p>Ongoing: Fall / Winter</p>	<ul style="list-style-type: none"> • Properties begin to connect to the new sewer system
<p>Winter</p>	<ul style="list-style-type: none"> • System online -- operation commences! • Completed private property conversions, connections and septic decommissioning • Rate collection begins • <i>Start design for future phases</i>



Questions?



Contact Us

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