



DEPARTMENT OF PUBLIC WORKS

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 523-4620 • FAX: (406) 523-4928

BICYCLE / PEDESTRIAN
BUILDING INSPECTION

ENGINEERING
STREET MAINTENANCE

TRAFFIC SERVICES
VEHICLE MAINTENANCE

WASTEWATER TREATMENT

E-2003-0026

January 22, 2003

SID 528 Property Owners

You recently received the City notice of the intent to create SID 528 –Rattlesnake Valley Sewer and the notice of your SID assessment amount.

We are writing this letter in concern that in the past few months you may have signed a protest against this sewer project without correct knowledge of the cost of this SID. We have seen letters from project opponents that state that the Rattlesnake Sewer Project will cost you \$20,000.

This is misleading information. This amount includes 20 years of interest and sewer use fees which amounts to near \$8000. Additionally, another part of this \$20,000 amount is \$4000 for connection of the house to the main. Again this is misleading because it implies that you have to pay this immediately. **You are not required to connect your house unless** your septic system fails or if you are required to connect upon the sale of your property.

Your immediate cost is the SID assessment in your notice. The average SID principal assessment is \$5,830 which equals the monthly payment of about \$38/month starting next year (2004).

If you have signed a protest in the last few months and have changed your mind based upon the accurate SID costs, we request you to consider signing and submitting to the City the attached "Withdrawal of Protest" form prior to February 3.

The City has committed over \$2,300,000 of funds to lower your costs. This funding assistance opportunity may not be available in the future. Delaying this project will raise your future costs to install sewers that will eventually serve the Rattlesnake Valley.

Thank you for your consideration. If any questions, please contact Joe Oliphant at (406) 523-2877

Sincerely,

Bruce T. Bender, P.E.
Public Works Director

R. Steven King, P.E.
City Engineer

Enclosure

TO THE CITY COUNCIL
OF THE
CITY OF MISSOULA

PETITION TO WITHDRAW A PROTEST

PROJECT: Special Improvement District 528, Rattlesnake Neighborhood Collection Sewer

Dated this _____ day of _____, 2003

COME NOW the undersigned petitioner(s) regarding the creation of Special Improvement District 528 for the purpose of financing the costs of planning, designing, constructing and installing gravity sanitary sewer mains and gravity sewer service line stubs and paying costs associated with the sale and security of special improvement district bonds and creation of the district for the Rattlesnake Valley.

I/we respectfully request to withdraw any other petition(s) signed by me/us protesting SID 528 from the City Clerk's records and hereby instruct the City Clerk to notify the City Council of our withdrawal of protest.

PROPERTY ADDRESS: 2408 SKYLINE DR

LEGAL DESCRIPTION: HIGHLAND HEIGHTS #1-LOT 4 BLK 2

SUID NUMBER: 119504

OWNERS: FOLSOM LOREEN C

Owner

Owner

Please date, sign and return to the City Clerk's Office before 5:00 p.m. on Monday, February 3, 2003 at the following address:

Missoula City Clerk's Office
435 Ryman Street
Missoula MT 59802-4297

Feel free to hand-deliver, if desired, to the City Clerk's Office in the City Hall building at the corner of Spruce and Ryman Streets in the downtown area.

CONVENTIONAL SEWER - MAINS & SERVICE STUBS

(1992)

ZONE	RESIDENCES	COST	TOTAL
A	344	\$ 9,150	\$3,147,582
B	260	10,025	2,606,422
C	77	12,025	925,920
D	<u>142</u>	<u>10,490</u>	<u>1,489,606</u>
	823	\$ 9,926	\$8,169,530

20/ 192,715
358,410.
20
180
43
105

AVERAGE COST		\$10,000/LOT
MAINS & STUBS	40%	4,000±
RESTORATION	22%	2,175±
CONTINGENCY & ENGR.	18%	1,800±
SEWER CON. & DEV. FEES	9%	925±
SID ADMIN. FEES	11%	1,100±
20 YEAR @ 4% SID		\$736/YEAR
*ON-SITE CONNECTION (GRAVITY)		\$2,300 AVERAGE COST

16014
12/192,715
12/20
12/180
12/43
12/105

1600
570
2500
4670
823
14
0
10
37
3
4
0
4
0
38
4
3
4
1
0

(STEP) SEWER MA

\$17,020

ZONE	Interest on loan to pay for on-site connection (@7% for 5 years) = \$432 in interest paid	TOTAL
A	Total sewer cost over 20 years = \$17,452	\$1,668,974
B	Cost of 1992 sewer in 2005 \$\$ = \$20,855	1,402,258
C	(Average 1.5% inflation per year since 1992)	436,648
D		<u>804,325</u>
		\$4,312,205

AVERAGE COST		\$ 5,300/LOT
MAINS & STUBS	41%	2,170±
RESTORATION	16%	845±
CONTINGENCY & ENGR.	15%	790±
SEWER CON. & DEV. FEES	17%	925±
SID ADMIN. FEES	11%	570±
20 YEAR @ 4% SID		\$390/YEAR
*ON-SITE CONNECTION (STEP)		\$4,500 AVERAGE COST#

just increase design respect

Competition \$575
Development \$350 (city ordinance)
to City - can assess by loan
Bank up SID \$2500 (to City)
Interest on loan (4% SID)
\$5,800
Sewer wear fee (over 20 yrs) \$1600

VARIABLE GRADE SMALL DIAMETER GRAVITY MAINS & STUBS

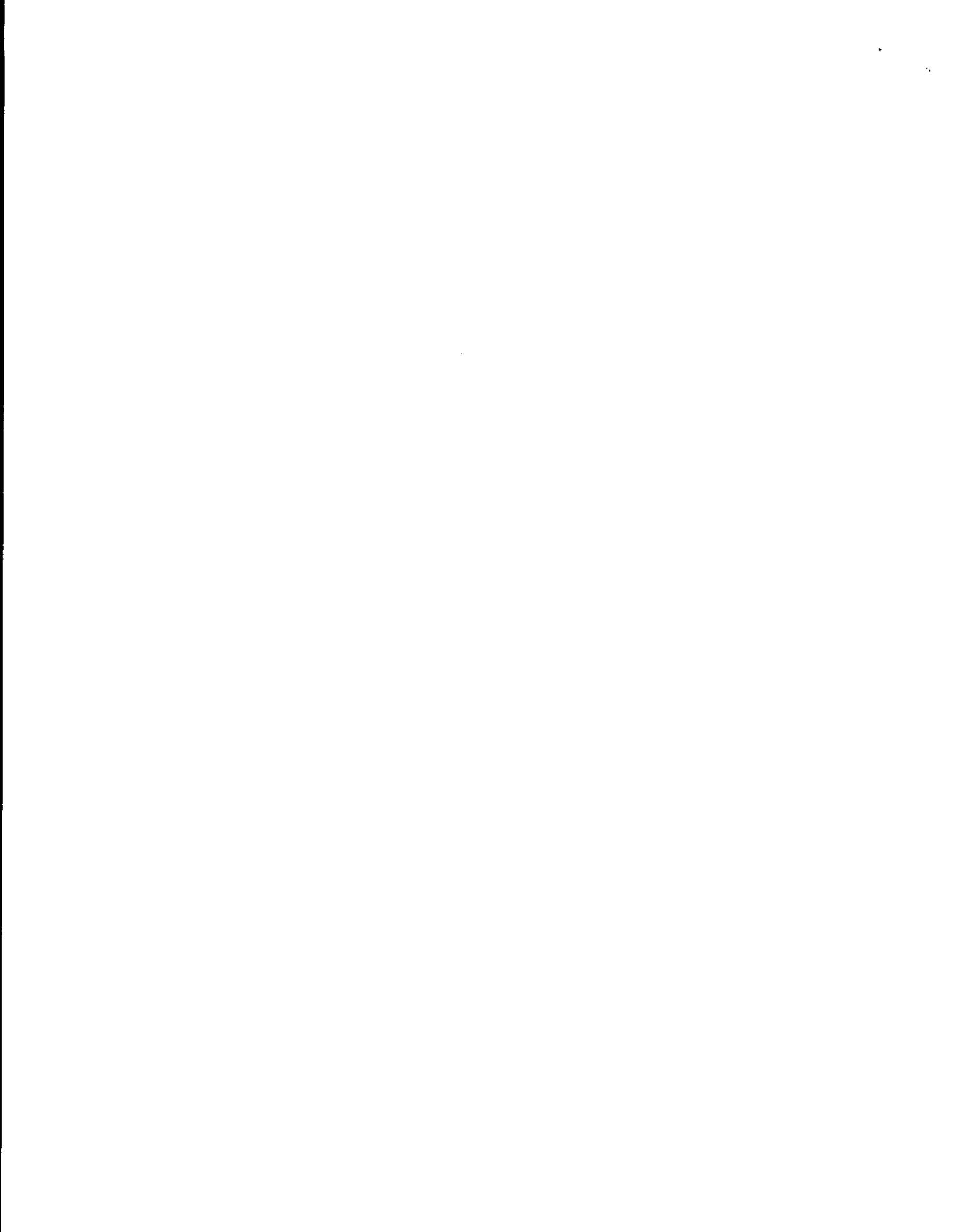
ZONE	RESIDENCES	COST	TOTAL
A	344	\$ 4,554	\$1,566,742
B	260	5,084	1,321,910
C	77	5,279	406,511
D	<u>142</u>	<u>5,126</u>	<u>727,851</u>
	823	\$ 4,888	\$4,023,014

AVERAGE COST		\$ 4,900/LOT
MAINS & STUBS	38%	1,860±
RESTORATION	18%	885±
CONTINGENCY & ENGR.	14%	690±
SEWER CON. & DEV. FEES	19%	925±
SID ADMIN. FEES	11%	540±
20 YEAR @ 4% SID		\$360/YEAR
*ON-SITE CONNECTION (STEP)		\$4,500 AVERAGE COST#
(VGSD GRAVITY)		\$3,200 AVERAGE COST#

Patricia Sue Hoenig
1113 Lx Colm Wood
59802
Office of Community Dev

*BASED ON PRIVATE CONTRACTORS, NO SID, AND LANDOWNER RESTORATION OF LAWN.
#FOR PUBLIC FINANCED PROJECTS VIA AN SID ADD \$2,500.

Training plan - Sunlight lands - pressing for signif. density rights. Feb 18 - planning board - Council Chambers





DEPARTMENT OF PUBLIC WORKS / ENGINEERING DIVISION

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E - 2003 - 0102

February 21, 2003

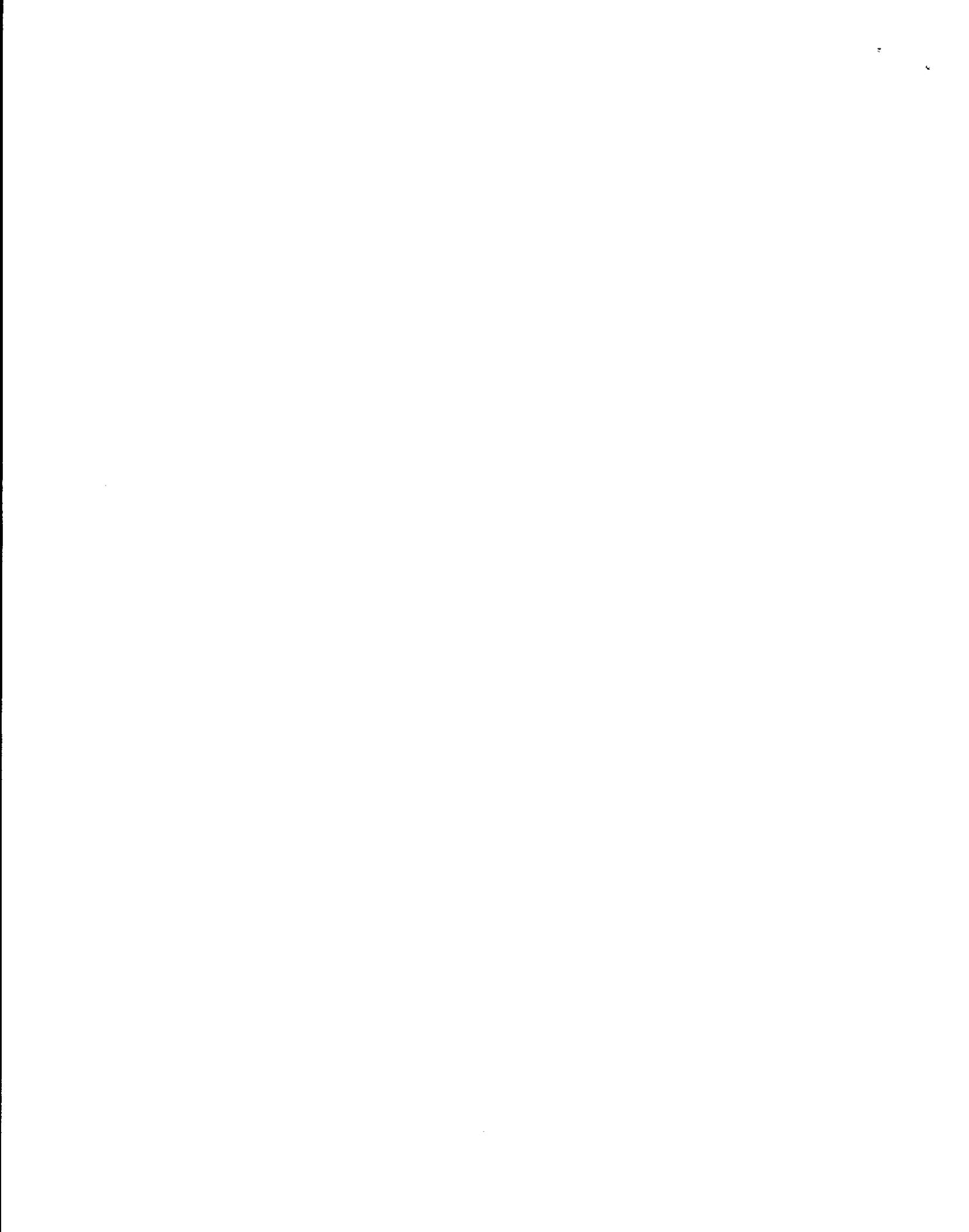
Michael Bennett
1503 St. Anne Drive
Missoula, MT 59802

Mr. Bennett:

As a follow-up to cost estimates provided for advanced on-site septic treatment a City Council member asked for a similar cost estimate for sanitary sewer connection. Using the same installation, interest and maintenance assumptions for 20-years of service the requested cost estimates are attached. Please note these are estimated costs trying to compare "apples to apples". Actual costs will vary depending on interest rates and individual property characteristics.

Bottom line is that for 20-years of service advanced on-site costs \$31,560 vs. sanitary sewer connection costs of \$21,216. Also, please note that beyond the first 20-years the on-site system costs much more due to continuing maintenance and replacement costs.

R. Steven King
City Engineer



RATTLESNAKE HOMEOWNERS ASSOCIATION

April, 2003

IMPORTANT MEETING!

sponsored by
"Rattlesnake Coalition"
(see below)

Tuesday, May 13
7:00 p.m.
Lincoln School Baptist Church

Legal options
Timetable
Your input

Let's work together!

HOMEOWNERS 1, CITY 3

In a hard-earned victory, Subdistrict 2 successfully protested out of the sewer plan. Some people who would have been driven off their land will keep their homes.

Subdistrict 4 actually had the required 75% signatures, but lost because of previously signed waivers of protest.

WE WERE RIGHT

Remember the RHA average estimate of \$20,000 over 20 years to pay for main, stub, and hook-up? Remember the City's Jan. 22 letter calling this "misleading information?"

Well, on Feb. 21, City Engineer Steve King wrote Michael Bennett that "for 20-years of service" we'd average "sanitary sewer connection costs of \$21,216."

King was simply "misleading" us with that Jan. 22 letter.

THE FIGHT'S NOT OVER

All of our objections to this plan, and to the way it was pushed through, remain:

--*We should protect the Clark Fork.* The wastewater treatment plant only removes a fraction of nutrients from sewage, dumping the rest directly into the river. High-tech septic remove substantially more nutrients and are safer for the aquifer.

--*Homeowners were excluded from giving input.* At large public meetings and at City Council committee meetings, we were forbidden to make comments.

--*Homeowners were misled -* verbally and in writing - about cost, water quality, and effect on development.

What Can We Do?

"RATTLESNAKE COALITION"

Rattlesnake Coalition, a new citizens' group, is pursuing legal action against the City. It is led by Loreen Folsom and Will Snodgrass (543-4357), who have diligently gathered legal information and evidence. The group is supported by many of us active in Rattlesnake Homeowners Association.

CITY SEWER PROPOSAL

FREQUENTLY ASKED QUESTIONS

Keep in mind that we don't have to go on sewers at all, ever...

WHAT HAVE I GOT TO LOSE?

The cost for sewer hook-up, spread over the 20 years of the SID, would average over \$20,000 per property. Some owners would pay much more. Even if you don't hook up, you would pay for the main, stub, and SID interest (average \$11,400), and the ever-rising sewer fee.

Have you noticed how much traffic has increased on Rattlesnake Drive? Just wait. If the sewer system goes in, housing density - and traffic and parking intensity - will really jump up.

City plans are already in place to follow up sewers with denser development, and that will bring noise, traffic, parking and safety problems. Don't be surprised when the City next proposes that you pay for standard sidewalks, curbs, and wider streets to accommodate all this new growth.

This is a "pay to lose" situation. Your property's value derives in part from the open space and single-family home character of this valley. Do you enjoy the sight of open land, grassy fields and horse pastures? The City wants to cover open land with multiple family developments, and the City wants you to pay for the sewer system to make that possible. Through your \$20,000 sewer hook-up, you would eliminate the open space that adds to your property's value and your personal enjoyment.

DENSITY AND DEVELOPMENT

How do sewers lead to density?

Over the years, standards for septic systems have been raised so that more and more land is needed to install a septic system. Under these legal standards, the City cannot promote high density in the Rattlesnake without putting us on sewers first.