



*Shaping
our community
together*

420 COLLEGE ST SE
LACEY, WA 98503

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CITY MANAGER
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July 5, 2019

Name
Mailing Address
City State Zip

Re: Property at [Property Address]

Greetings!

The City of Lacey invites you to a community meeting on **July 17, 2019 at 6:30 p.m. in the Chambers Prairie Elementary School gymnasium**. The meeting will cover important information about upcoming water and sewer improvement projects in Capitol City Golf Estates (CCGE), including financial assistance for property owners who connect to sewer during the sewer-line installation project.

Background

Due to changes in fire suppression standards over the years, the City of Lacey must replace the water lines in CCGE with larger diameter lines. This will provide an adequate amount of water flow from the hydrants for firefighting. We are currently in the design phase of this project and anticipate construction to take place in 2020. The City of Lacey will pay for the project with existing water utility reserves. There will be **no assessment** to property owners in CCGE for this water-line project.

The City of Lacey is also designing a sewer line to serve CCGE. In 2006, the City observed nitrate concentrations increase in drinking water from Well #4 (located on West Sarazen SE). City staff believes the increase is primarily due to inadequately treated wastewater effluent from on-site septic systems. They have noted a significant change in land use up gradient of the well in 2005 and 2006, and the presence of the artificial sweeteners, Acesulfame-K and Sucrolose, in Well #4 water. On-site septic systems are designed to provide wastewater treatment for larger rural properties. However, septic systems in densely populated urban areas are not likely to provide adequate treatment, especially when the systems are close to shallow wells.

The City of Lacey has decided to extend sewer lines to CCGE:

- To avoid costly treatment to remove nitrate.
- Because Well #4 is an important drinking water source for the City of Lacey.

During this project, CCGE property owners can connect to City sewer at **no cost (to the CCGE property owners) for construction of this project or connection to the sewer mains**. **Connection to the new sewer line will be voluntary unless your septic system is currently failing**. In addition, the private roads affected by these projects will be rebuilt at no cost to the CCGE Home Owner's Association.

How Do CCGE Property Owners Connect to City Sewer?

Property owners who want to connect to sewer during this project must give notice to City staff by September 30, 2019. After that date, properties will not be eligible for financial assistance (see information below). If you notify the City that you want to connect to the sewer line during the installation project, City of Lacey staff will contact you to obtain records of on-site septic system design and location, and in some cases come onto your property to move forward with the sewer connection.

In addition, per Lacey Ordinance 1533, to receive a new City of Lacey utility service, a waiver of annexation protest must be executed. A waiver of annexation protest is a signed statement attached to the property title that stipulates the property will not protest annexation if/when that occurs.

Only property owners who contact the City of Lacey by September 30, 2019, and connect during this sewer-line installation project will receive the following financial assistance:

- The City of Lacey will pay for the physical connection to the new sewer line and the decommissioning of the septic tank. Though costs will vary for each parcel, the estimated value of this work is about \$4,000 per parcel.
- The City of Lacey will pay for the Lacey Sewer General Facilities Charge and LOTT Capacity Development Charge. Currently, these charges are \$3,722 and \$6,049.21, respectively.

Initiation of standard sewer charges will occur at the time of connection. The current combined sewer charge for Lacey's wastewater utility and LOTT's service for a single-family residential property is \$61.10 per month.

To clarify, the purpose of this sewer-line installation project, including the offer of significant financial assistance with sewer connection costs, is to protect the water quality of Well #4.

If you would like to learn more about these projects, please join us for the community meeting. City staff will answer questions, talk about concerns, and discuss the construction schedule. If you cannot attend this meeting but have questions about the projects, please contact Linsey Fields at (360) 486-8707, or Peter Brooks at (360) 438-2675 for more information.

Sincerely,



Peter C. Brooks, P.E.
Water Resources Manager
City of Lacey