



INFORMATIONAL MEMORANDUM

TO: **Transportation and Infrastructure Committee**
FROM: **Henry Hash, Public Works Director** *H.H.*
BY: **Pat Brodin, Development Manager**
CC: **Mayor Ekberg**
DATE: **July 20, 2018**
SUBJECT: **Valley View Loop Sewer Transfer Area**
Project No. 81240203
Ordinance to Establish Sewer Connection Requirements for the Loop Area

ISSUE

Adopt an Ordinance for the Loop and surrounding area for sewer connection requirements and to define the service area boundary served by the Valley View Sewer District.

BACKGROUND

In April of 2018, the Tukwila City Council approved an amended Interlocal Agreement that allows Valley View Sewer District to provide sanitary sewer service to the Loop area of the City of Tukwila. In a series of public meetings, Valley View Sewer District has shared preliminary project and cost details with residents of the area regarding the installation of sewers. Now that permits have been issued, Valley View Sewer District is ready to begin construction. The ordinance will set the sewer connection requirements and define the service area boundary. Similar to the Duwamish neighborhood, parcel numbers are to be recorded at King County with the Ordinance to accurately represent the properties included in the sewer connection requirements.

DISCUSSION

The Ordinance states that any homes existing on September 30, 2018 will be required to connect to the sewer and pay the associated connection charges to Valley View Sewer District if any portion of any building is situated within 250 feet of a sewer line and if:

- Septic or health problems are identified by King County Health Department that require repair, or
- a temporary drain field repair permit that requires connection to public sewer issued by the King County Health Department, or
- the home changes ownership, or
- remodeling occurs, adding a bathroom or bedroom.

FISCAL IMPACT

There is no fiscal impact to the City as part of this Ordinance. The associated connection charges to the homeowner is through Valley View Sewer District.

RECOMMENDATION

Council is being asked to approve the Ordinance establishing sewer connection requirements and service area in the Loop and surrounding area pursuant to the Amended Sewer Service Agreement (15-115(a)) between the City of Tukwila and Valley View Sewer District and consider this item at the August 13, 2018 Committee of the Whole Meeting and subsequent August 20, 2018 Regular Meeting.

Attachments: Draft Ordinance with Exhibit

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, ESTABLISHING SEWER CONNECTION REQUIREMENTS FOR “THE LOOP AND SURROUNDING AREA”; DEFINING SERVICE AREA BOUNDARIES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a sewer plan identifying residential and commercial areas has been prepared with a prioritized construction schedule; and

WHEREAS, the City of Tukwila has granted the Valley View Sewer District the right to install and operate the sanitary sewer system for “the Loop and Surrounding Area”; and

WHEREAS, sewer lines meet Washington State Department of Ecology standards; and

WHEREAS, a Sewer Connection Charge will be paid at the time of connecting or before final building permit approval to the Valley View Sewer District for new facilities; and

WHEREAS, Valley View Sewer District will record this ordinance, binding it to the affected parcels in “the Loop and Surrounding Area”;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. “The Loop and Surrounding Area” Connection Charges.

Homes in “the Loop and Surrounding Area”—as identified by Section 2 of this ordinance, existing on September 30, 2018—will be required to connect to Valley View Sewer District sewer system and pay the associated connection charges to Valley View Sewer District if any portion of any building is situated within 250 feet of a sanitary sewer line or lateral, and if:

1. septic or health problems are identified by King County Health Department that require repair or replacement of the septic tank system, or

2. a temporary drain field repair permit that requires connection to public sewers upon their availability has been issued by the King County Health Department, or

3. the home changes ownership, or

4. remodeling occurs, adding a bathroom or bedroom.

Section 2. Service Area Boundaries. "The Loop and Surrounding Area" is the Valley View Service Area bordered by SR 518 on the north, Klickitat Drive on the east, 42nd Ave South on the west, and South 160th St on the south, as shown on the map attached to this ordinance (Exhibit A).

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 5. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2018.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

AE

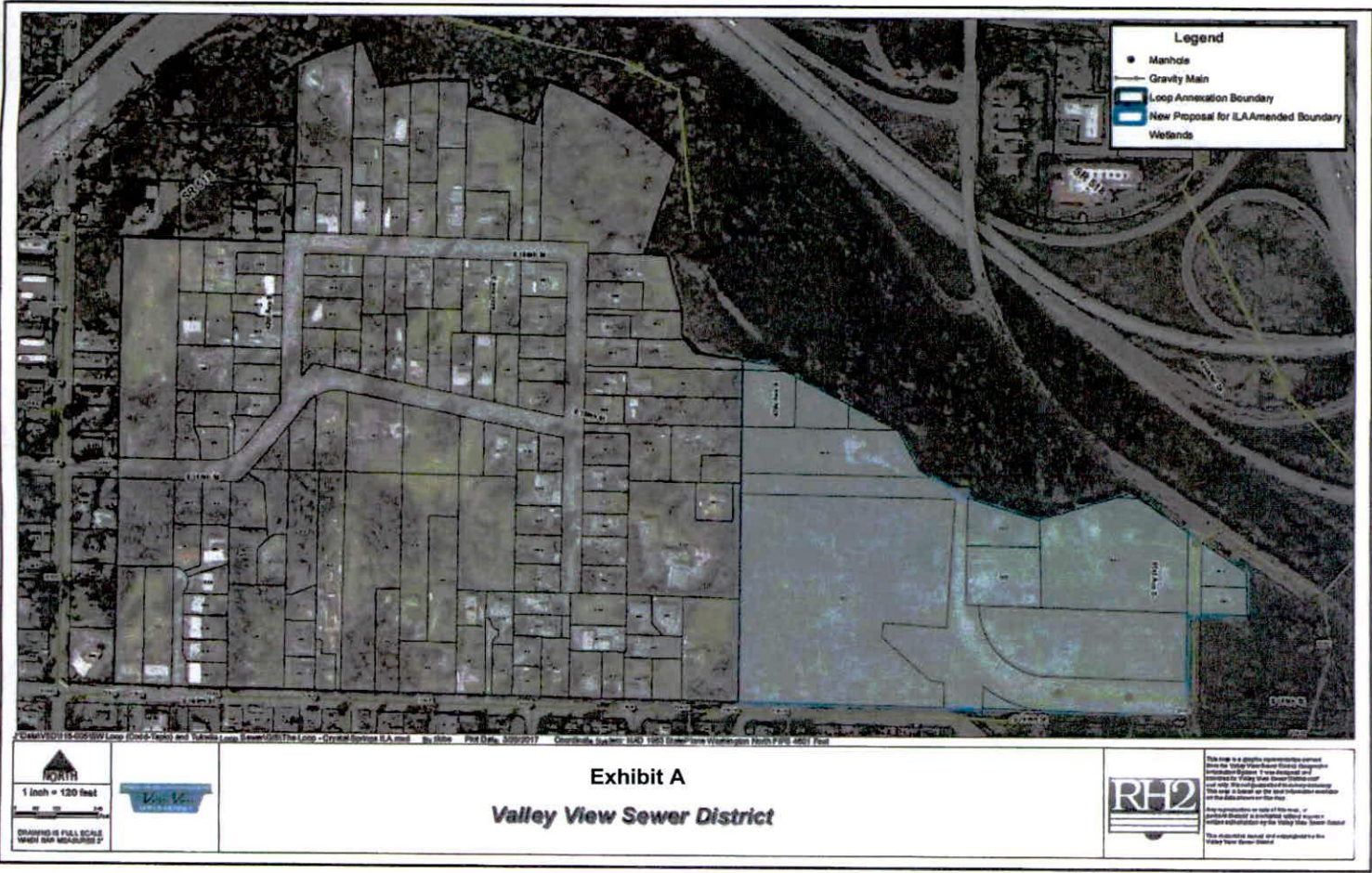
Allan Ekberg, Mayor

APPROVED AS TO FORM BY:

Rachel B. Turpin, City Attorney

Filed with the City Clerk: _____
Passed by the City Council: _____
Published: _____
Effective Date: _____
Ordinance Number: _____

Attachment: Exhibit A – Map of Valley View Sewer District



This map is a graphic representation prepared for the Valley View Sewer District. It was developed and prepared by RH2 Engineering, Inc. and is based on the best available information and data. It is not intended to be used for any purpose other than that for which it was prepared. The user assumes all responsibility for the accuracy and reliability of the information shown on this map. The information shown on this map is not intended to be used for any purpose other than that for which it was prepared.

List of Parcel Numbers for Loop Area Sewers

8108600720	8108600340	8108600201	6154200020
8108600080	8108600781	8108600240	6154200010
8108600062	8108600780	8108600280	8108600520
8108600065	8108600125	8108600325	8108600523
8108600043	8108600126	8108600320	8108600521
8108600041	8108600122	2386600005	8108600504
8108600021	8108600123	2386600010	8108600503
2223049014	8108600183	2386600035	8108600501
2223049007	8108600180	8108600845	8108600502
8108600740	8108600184	8108600842	8108600481
2223049013	8108600221	8108600840	8108600462
8108600762	8108600220	8108600560	8108600440
8108600761	8108600262	6154200090	8108600442
8108600760	8108600261	6154200080	8108600444
8108600764	8055500030	8108600522	8108600441
8108600763	8055500020	8108600505	2223049085
8108600081	8055500010	8108600500	2223049088
8108600083	8108600342	8108600480	2223049109
8108600082	8108600345	8108600460	2223049100
8108600063	8108600348	8108600464	2223049039
8108600064	8108600341	8108600443	2223049087
8108600060	8108600805	2386600015	2223049060
8108600059	8108600801	2386600020	2223049063
8108600040	8108600802	2386600025	2223049049
8108600042	8108600800	2386600030	2223049095
8108600020	8108600821	2386600040	2223049104
8108600101	8108600823	2386600041	2223049105
8108600120	8108600820	2386600046	2223049103
8108600130	8108600819	2386600050	2223049044
8108600146	8108600124	2386600055	2223049115
8108600145	8108600143	2223049016	2223049006
8108600182	8108600140	2223049079	
8108600181	8108600127	8108600561	
8108600223	8108600144	8108600562	
8108600222	8108600121	6154200070	
8108600258	8108600128	6154200060	
8108600260	8108600141	6154200050	
8108600300	8108600160	6154200040	
8108600302	8108600200	6154200030	

EXISTING LOT CONNECTION COSTS

CHARGE TYPE	FULL AMOUNT	AVERAGE MONTHLY FINANCE CHARGE
Connection Charge	\$4,000.00 (Estimate)	\$32.22
GFC	\$4,033.00	\$33.00
Capacity Charge	\$9,176.80 (Estimate)	\$62.60
Permit Fee	\$100.00	\$0.00
Side Sewer	\$7,000.00 (Estimate)	\$0.00
ALL CONNECTION CHARGES	\$17,209.80	\$127.82
SEWER BILL/MONTH		
		\$58.85
TOTAL WITH SEWER BILL/MONTH		
		\$186.67

(1) Connection Charge and GFC annual installments for 15 years.

(2) Capacity Charge quarterly bill for 15 years.

(3) Each newly created lot will have a Connection Charge of \$10,500 (Estimate).

\$1031.34 Due Upon Financing (Estimate)

"WORKING TOWARD A BETTER ENVIRONMENT"

Valley View
SEWER DISTRICT

INCENTIVES FOR CONNECTION IN 2018 (PHASE II)

The Loop Connection Charge Escalation

(\$4,000.00 Estimate)

Year	Connection Charge	Year	Connection Charge
2018	\$4,000.00	2023	\$8,400.00
2019	\$7,500.00	2024	\$8,625.00
2020	\$7,725.00	2025	\$8,850.00
2021	\$7,950.00	2026	\$9,075.00
2022	\$8,175.00	2027	\$9,300.00

Capacity Charge Escalation

Year	Capacity Charge	Year	Capacity Charge
2013	\$6,618.26	2017	\$8,912.91
2014	\$7,897.96	2018	\$9,176.76

After 2018 Responsible for Side Sewer and Permit Fee = \$7,100

"WORKING TOGETHER FOR A BETTER ENVIRONMENT"

Valley View
SEWER DISTRICT



TRANSPORTATION & INFRASTRUCTURE COMMITTEE

Meeting Minutes

July 23, 2018 – 5:30 p.m. – Hazelnut Conference Room, City Hall

Councilmembers: Thomas McLeod, Chair; De'Sean Quinn, Zak Idan

Staff: David Cline, Henry Hash, Hari Ponnekanti, Joseph Todd, Pat Brodin, Cyndy Knighton, Laurel Humphrey

Guests: Julien Loh & Bill Martin, Puget Sound Energy; Ken Lyons, AT&T; Colleen DeShazer, Mobilite; Pam Carter, resident

CALL TO ORDER: Committee Chair McLeod called the meeting to order at 5:30 p.m.

I. PRESENTATIONS

II. BUSINESS AGENDA

A. Ordinance: Establishing Sewer Connection Requirements for “The Loop”



Staff is seeking Council approval of an ordinance that would establish sewer connection requirements and to define the service boundary served by the Valley View Sewer District (VSD). Valley View is allowed to provide sewer service to the “Loop” area of the City of Tukwila per an interlocal agreement amended in April 2018. The proposed ordinance states that homes existing on September 30, 2018 will be required to connect to the sewer and pay associated charges if any portion of the building is within 250 feet of a sewer line and in the event of septic failure, temporary drain field repair, change of ownership, or remodel. VSD Commissioner Pam Carter shared with the Committee some information about the sewer connection costs. Households with 50% and below median will qualify for financial assistance due to Community Development Block Grant funds. There is a significant savings incentive to connect in 2018, or Phase II of the project. The Committee requested to have the information about the connection costs in the packet for the Committee of the Whole meeting. **UNANIMOUS APPROVAL. FORWARD TO AUGUST 13, 2018 COMMITTEE OF THE WHOLE.**

B. Puget Sound Energy Small Cell Wireless Overview

Chair McLeod invited representatives from Puget Sound Energy to share information regarding their experience in collocation with wireless facilities. PSE has 497,354 existing attachment or units, including street/area lights, wireless, and wireline. PSE’s process includes a preliminary screening, application review, engineering & design approval, construction and installation, and they have created a Pole Services Department to focus on safety, regulatory adherence, and reliability. PSE offered to continue to be a resource to Tukwila as it moves into the development of regulations and standards for small cell technology.