

SIERRA LAKES COUNTY WATER DISTRICT

BENEFIT ASSESSMENT DISTRICT

INFORMATION

FOR THE FUNDING OF THE

DONNER SUMMIT PUD

2014 WASTEWATER FACILITIES

UPGRADE/EXPANSION PROJECT

District Boundary

- Most parcels in the Sierra Lakes County Water District boundary benefit from the treatment plant improvements.
- Approximately 815 parcels are currently connected
- Another 240 undeveloped parcels could connect later
- About 25 parcels have "opted-out" of the treatment plant
- Another 22 are unbuildable lots

Proportional Benefit

- Each parcel's proportional special benefit is based on the estimated demand that parcel will have on the treatment plant compared to every other parcel.
- Every single family parcel whether developed or undeveloped has the same demand and benefit.

Cost Apportionment

- The treatment plant project has two components: Upgrade and Expansion
 - Upgrade costs are distributed to all parcels whether developed or undeveloped
 - Expansion costs are apportioned to each of the undeveloped parcels that did not "opt-out"

Estimated Assessments

Existing homes will be assessed between

\$8,000 – \$10,000

Undeveloped lots will be assessed between

\$9,000 – \$11,000

How is the Assessment District Approved?

- Each parcel that is assessed will receive an assessment ballot in which the property owner will vote either in favor of or against the assessment district.
- The assessment district is approved if the returned ballots in favor of are greater than the returned ballots opposed (weighted by the financial obligation).

Assessment District Financing

- Currently SLCWD is working with the USDA to secure a long term loan to finance \$9,000,000 of the project.
- Their terms for repayment are:
 - 30 years
 - 4.5% interest

Commonly Asked Questions

- How is the assessment paid?
 - It is a separate line item on your property tax bill, so you will pay it with your other property taxes.
- Can I pay the assessment early?
 - Yes, you can pay any portion of your assessment up front or at any time in the future
- Is there a lien against my property?
 - Yes, a lien is recorded against your property.

Schedule

SLCWD approves boundary map and resolution of intention	September Board Meeting
SLCWD approves Engineer's Report and calls for public hearing and ballots to be mailed	October Board Meeting
Assessment Ballots mailed to each assessed property owner	After October Board Meeting
Public hearing and ballot tabulation	December Board Meeting
Cash payment period	January 2012