



Sewer Replacement Project

Homeowners meeting Tuesday, February 25, 2025

Attend our HOA meeting for all owners and renters on February 25, 2025 at the Shipley Senior Center from 5-7 pm. Staff from the City and County will be in attendance to answer questions.

Also, please take a few minutes to complete the enclosed survey.

Issues at Hand

- Existing sewer system is over 40 years old and was designed as a repair system for 49 homes.
- Collection system is well beyond its serviceable life and is in danger of imminent failure
 - Large spaces where concrete is completely corroded or collapsed and raw sewage could potentially discharge directly into the ground.

Proposed Solution

- Clallam County has sponsored an application to the Department of Ecology to fund design and construction of a new sewer system. The new system will be connected to the City of Sequim.
- Flaura's Acres and the County entered into a Memorandum of Understanding. This MOU details what the HOA and the County each agree to do.
 - A Utility Local Improvement District (ULID) is proposed to fund repayment of any loan offered by the Department of Ecology.

Benefits of the Replacement Project

- Our drinking water well will be protected from contamination.
- Flaura's Acres is in the City's long-term plan for annexation and will eventually be part of the City's service area.
 - City connection fees will be paid with Ecology funding versus individual homeowners paying when annexation eventually occurs
- The City of Sequim will operate and maintain the new collection system.
- The existing drain field will be abandoned and no longer a potential source of pollution to Bell Creek.
- The drain field can be remediated and sold to help offset the homeowners' portion of funding.
- Project will also seek to upgrade and consolidate our water system to connect to the City of Sequim at the same time to reduce construction costs, eliminate costs of maintaining and monitoring our well, and increase reliability (we will still have water when the power goes out).

Timeline

- GREAT NEWS! Ecology's draft funding offer list was published on February 5, 2025.

Ecology Funding Offer	Standard Loan	Hardship Forgivable Principal
Design and Construction	\$661,550	\$1,918,648

- **20-year loan at 0.7%**

- The County and the HOA will move forward with forming a ULID to be in place by July 31, 2025 or prior to the County's acceptance of the Ecology funding agreement.
- The new system can be designed and constructed in 2026.
- **Be sure to attend the Feb. 25, 2025 meeting to learn more. If you can't make it in person, email Lisa-Ann Oliver at LAOliver425@gmail.com for the Zoom link.**

Some FAQs about a LID

What Is a Local Improvement District?

A LID is a specific geographical district formed by a group of property owners working together to bring needed capital improvements such as water and sewer lines, sidewalks, streetlights, road paving, etc. A LID is a way for property owners to finance design and construction of those improvements.

What is a ULID?

The 'U' in ULID stands for Utility. ULIDs can be formed whenever the improvement involves a water or sewer system. They are formed for the same purpose and using the same methods as a LID.

Why form an improvement district?

Neighborhoods form a LID to fund improvements that would benefit each property owner. Perhaps the biggest benefit to those needing the improvements is the LID provides a means of spreading the cost of the Improvements among the property owners.

ULID Formation process

1. REQUEST ULID FORMATION. Flaura's Acres requests the County to begin the formation process.
2. DEVELOP PROJECT PROPOSAL. Outline key components for the ULID project including preliminary boundaries, improvements, and cost/benefits.
3. PUBLIC OUTREACH. Reach out to property owners within the ULID project boundary with informational meetings, interest surveys, and mailings.
4. PROJECT BRIEFING TO BOARD OF COMMISSIONERS on the preliminary level of interest in the ULID project. The Board provides direction for proceeding with the ULID petition.
5. DEVELOP PETITION. The county staff develops the formal ULID petition for circulation.
6. CIRCULATE THE PETITION. Flaura's Acres circulate the petition for a maximum of 120 days, providing 85% of the property owners an opportunity to review and sign the petition.
7. MEET PETITION CRITERIA. County staff verifies ULID petition meets all requirements.
8. STAFF REPORTS TO BOARD OF COMMISSIONERS, summarizing and providing recommendations to the Board.
9. FORMATION PUBLIC HEARING. The county staff holds a public hearing on the ULID formation
10. BOARD OF COMMISSIONERS DECISION. If approved, project proceeds. If denied, the process ends.