



City of Maywood Park

10100 NE Prescott St., Suite 147, Maywood Park, OR 97220

Greetings-

Enclosed, you will find a two-page synopsis of the wastewater project, from PACE Engineering. We will be hosting three (3) town hall meetings to discuss this project.

Town Halls:

Wednesday, June 8th 7:00pm

Saturday, September 3rd 2:00pm

Saturday, October 15th 2:00pm

All meetings will be held in Room 125. Please enter at the South East corner of the building, next to the city office.

~Mayor Montross

MAYOR MICHELLE J. MONTROSS

COUNCIL PRESIDENT MIKE REYNOLDS

Councilor Jim Akers, Councilor Miriam Berman, and Councilor Robin Wisner

503-255-9805

City Of Maywood Park
PROPOSED SANITARY SEWER SYSTEM
INFORMATIONAL SUMMARY

April 2022

Introduction

The City of Maywood Park has completed the initial stages of planning for a community wide sewer system. Currently, the Mayor and Council are focusing their energy on providing public information regarding the project. Moving forward will require the City to obtain funds to cover the costs associated with the next phase of project development. Prior to seeking those funds, City officials plan to put the project to a vote to determine if a majority of the voters support it. The City will be scheduling public information meetings that will provide additional detail and give the public an opportunity to ask questions.

What is the Problem?

The following concerns support the proposed sewer project:

- Most residents depend on cesspools for wastewater treatment and disposal. It is no longer legal to repair or replace cesspools.
- Lots in Maywood Park are relatively small, making it difficult to site and design legal septic systems.
- Many lots require a more complex mechanical treatment system to achieve a legal solution. These systems are more expensive than septic systems and require annual service contracts.
- Regulators have indicated that some lots may not have a legal solution. This will lead to condemnation of the property if the cesspool fails.
- If a homeowner's existing cesspool fails, there could be considerable inconvenience until a replacement system is in place and operational. In some cases, it has taken months to secure the required permits, complete the design, and construct the replacement.
- Maywood Park is in the identified well protection area for Portland wells that also provide water for Maywood Park. Cesspools can fail in a manner that discharges poorly treated wastewater to the local groundwater.

What is the Solution?

Sewer alternatives were considered in detail in the DEQ approved *City Of Maywood Park Wastewater Facilities Plan*. The recommended plan is a conventional gravity sewer system (like Portland's) that will connect to Portland's sewer system. The design accommodates homes, including basements, and all wastewater flows by gravity. There are no pump stations or other facilities that require energy inputs and regular maintenance.

Some advantages of the gravity sewer over septic or complex mechanical treatment are:

- A longer lifespan (80+ years vs. 20 years).
- Largely maintenance free during most of its lifespan.
- Less impact to the property since there is no drain field to construct for disposal of treated wastewater.

How Much will it Cost?

As of December 2021, the opinion of probable cost (OPC) for the public part of the project is \$7,769,000. This includes all costs related to design and construction of the sewer system except for work on private property. Private property costs include costs to construct the sewer pipe from the home to the public sewer at the edge of the property, modifications and repairs to home and property associated with the construction, plus decommissioning the existing cesspool. The OPC for private property costs averages \$10,900 per lot but will vary substantially per lot based on the challenges associated with each lot. Each customer, prior to connecting and using the sewer will pay the Portland System Development Charge which is currently \$7,500. Average customer OPC for the public and private components plus the Portland SDC is \$44,000. Note that costs will be updated periodically as the project moves forward to include inflationary increases and changes associated with loan terms and grant participation, or other factors.

How Can We Pay for it?

The public component can be funded with state or federal low interest loans that may include partial principal forgiveness; grants; or legislative action. Loans will be repaid through property taxes or monthly customer billings. Based on the costs noted above, the average cost per customer per month is approximately \$108 - \$140 assuming loan only. These funding programs typically have repayment periods of 20-40 years.

The private property costs are paid for by the homeowner to their contractors. The Portland System Development Charge (SDC) is paid for by the homeowner; but consideration is being given to including the SDC charges for all customers into the public component to reduce cost impacts by financing the cost over the 20–40-year loan repayment period.

Since the proposed system connects to Portland’s system, each Maywood Park customer, when connected and using the sewer system, will pay a Portland sewer bill. Which, based on recent water usage and sewer rates, averages \$58 per month.

What’s Next?

Public meetings and vote (2022). The goal is to obtain public feedback to determine level of support. Portland has indicated that it wants to see a commitment from Maywood Park to the project. Results of the vote should indicate community support to officials in both Portland and Maywood Park.

Coordinate with Portland (2022-2023). A key element is the development of an intergovernmental agreement (IGA). Funding agencies have indicated that the IGA needs to be completed before funding can proceed.

Financing coordination and bond election (2023). A GO bond election will give Maywood Park residents another opportunity to evaluate the project and anticipated costs before applying for financing for design and construction of the sewer system.

Financing applications and awards (2023-2024).

Design of the sewer system (2024-2025).

Bid and construct the sewer system (2025-2026).