

RESOLUTION NO. 493

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, REQUESTING THE PIERCE COUNTY COUNCIL TO INCREASE EXISTING AND FUTURE SEWER SERVICE CHARGES IN ORDER TO CREATE A UNIVERSITY PLACE CAPITAL FACILITIES CHARGE EFFECTIVE JANUARY 1, 2006 ON CURRENT AND FUTURE PIERCE COUNTY PUBLIC WORKS AND UTILITIES (PCPWU) CUSTOMERS IN UNIVERSITY PLACE FOR THE PURPOSE OF FUNDING SEWER EXTENSIONS TO UNSEWERED AREAS OF UNIVERSITY PLACE. THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE ALSO REQUESTS THAT THE PIERCE COUNTY COUNCIL INCREASE EXISTING AND FUTURE SEWER CONNECTION FEES INCREMENTALLY THROUGH 2011 FOR ALL CURRENT AND FUTURE SEPTIC SYSTEM OWNERS THAT WOULD BE COLLECTED AT THE TIME OF SEWER CONNECTION AS PART OF PIERCE COUNTY'S CONNECTION CHARGE FOR THE PURPOSE OF FINANCING PROPOSED SEWER EXTENSIONS TO THE UNSEWERED AREAS OF UNIVERSITY PLACE.

WHEREAS, making sewers available to all properties in the City is a goal of University Place's Comprehensive Plan; and

WHEREAS, the consequences of continuing to have sewers unavailable to residents include the following: affects the community's ability to implement its Comprehensive Plan and meet the requirements of the Growth Management Act; housing mix, density, housing affordability, utility concurrency, etc. goals are limited or not achieved; new development, redevelopment of existing and/or underutilized properties, commercial redevelopment, residential infill, property values, revenue growth, etc. are limited without access to sewers; and septic system failures may negatively affect surface water and ground water quality (e.g., Leach Creek, Chambers Creek, Peach Creek), wetlands, shorelines, aquifers, plant and wildlife habitat; and

WHEREAS, failing on-site septic systems can be a major source of water pollution and requiring property owners to connect to the public sanitary sewer system can alleviate long term health and environmental impacts of failed septic systems and prevent damage to water and other natural resources; and

WHEREAS, there are approximately 8,155 developed properties in University Place and approximately 6,322 or seventy-seven percent (77%) of developed properties in University Place are connected to sanitary sewers and the resolution impacts those connected and approximately 1,833 or twenty-three percent (23%) of developed or underdeveloped properties not currently connected to sanitary sewers; and

WHEREAS, localized failures of septic systems are creating significant financial hardships to University Place residents; and

WHEREAS, the cost to either connect to sanitary sewers or repair a failing septic system can range in cost from \$15,000 to \$35,000 per single-family residence; and

WHEREAS, providing a sanitary sewer system promotes efficient urban development; and

WHEREAS, providing a sanitary sewer system will make sewer availability more equitable by providing sewers to more residents of the University Place community; and

WHEREAS, prior to the incorporation of University Place as a City, Pierce County has established sanitary sewer service to a significant number of properties located within the City; and

WHEREAS, Pierce County through its Department of Public Works and Utilities (PCPWU) owns, operates, and maintains a sanitary sewer system, which includes a wastewater treatment plant, throughout portions of Pierce County, as well as within the City of University Place, pursuant to Chapter 36.94 RCW; and

WHEREAS, the City of University Place will finance and assume responsibility for the construction of new sewer facilities in accordance with Pierce County standards at the time of construction in University Place and Pierce County has agreed to accept such improvements upon completion; and

WHEREAS, providing public sewers is in the public interest to protect public health, safety and welfare, and the environment;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. University Place Capital Facilities Charge-Sewer Customers. The City Council of the City of University Place hereby requests that the Pierce County Council increase existing and future sewer service charges effective January 1, 2006 on all current and future Pierce County Public Works and Utilities (PCPWU) sewer customers in University Place for the purpose of financing proposed sewer extensions to the unsewered areas of University Place. The City Council of the City of University Place requests this increase in sewer service charges be set at a flat rate equal to 25% of the current rates in effect on January 1, 2006 and that this flat rate be in effect for three years (2006-2008) without increase. (For example, the University Place capital facilities charge would be approximately \$5.54/month for a single-family residence based upon the current monthly rate of \$22.15.) Thereafter, beginning in 2009 and each year following, the City Council of the City of University Place requests the increase in sewer service charges be changed to a percentage basis and be equal to 25% of whatever the base monthly rate for University Place PCPWU customers. This 25% University Place capital facilities charge would be calculated on the base monthly rate of the PCPWU, not including the flat rate in effect from years 2006-2008. (For example, in 2009, if the monthly sewer rate for a single family residence without the University Place capital facilities charge were to still be \$22.15, the increase would be 25% of \$22.15, and not 25% of \$27.69.) The City Council authorizes the City Manager to execute documents necessary to carry out this action.

Section 2. University Place Capital Facilities Charge-Septic System Owners. The City Council of the City of University Place also requests that the Pierce County Council increase existing and future sewer connection fees by the following amounts, increased annually through 2011 (effective January 1, 2006) to accrue against all current and future septic system owners that would be collected at the time of sewer connection as part of PCPWU's connection charge for the purpose of financing proposed sewer extensions to the unsewered areas of University Place:

2006=	\$ 67
2007=	\$134
2008=	\$201
2009=	\$268
2010=	\$335
2011=	\$402

and each year thereafter remain at \$402. The City Council authorizes the City Manager to execute documents necessary to carry out this action.

Section 3. Sewer Extensions. The City Council of the City of University Place further requests that the University Place capital facilities charge revenue be set aside by Pierce County for investment into University Place sewer extension projects (including possible low income assistance) that would be prioritized by a set of criteria, including but not limited to requests from neighborhoods that suffer from failing septic systems and/or who wish to form ULIDs, but do not meet the assessment to benefit test.

Section 4. University Place Capital Facilities Charge Collection. The University Place capital facilities charge revenue would be collected only from University Place PCPWU sewer customers and sewer system extensions would only be constructed in the PCPWU service area within University Place.

Section 5. Mandatory Connection Ordinance. For this University Place capital facilities charge to be viable in support of new sewer extensions, it will require the city to adopt an ordinance mandating sewer connection, where residents with septic systems will be required to connect to sewers, even if their septic system is functioning properly, but only if those properties are within the service area of a newly constructed sewer line funded with University Place capital facilities charge revenue.

Section 6. Interlocal Agreement. The City of University Place will negotiate with the County to enter into an interlocal agreement that will set forth the responsibilities and obligations of the City and the County in order to extend sanitary sewer service to the unsewered neighborhoods in the City of University Place using the University Place capital facilities charge and other available funding sources. The City of University Place and Pierce County agree to work in partnership to extend sanitary sewers to the unsewered neighborhoods of the City.

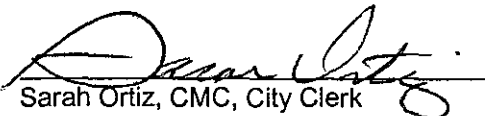
Section 7. Term of University Place Capital Facilities Charge. The City of University Place agrees to evaluate and review the effect of the University Place capital facilities charge by 2011 to determine at that time whether or not to request the County continue the charge.

Section 8. Effective Date. This Resolution shall become effective immediately upon passage.

ADOPTED BY THE CITY COUNCIL ON THE 8TH DAY OF AUGUST 2005.


Ken Grassi, Mayor

ATTEST:


Sarah Ortiz, CMC, City Clerk