

**SACHEEN SEWER
INFORMATION MEETING
August 25 & 28, 2010**

- A Local Improvement District (LID) is a means of assisting communities in financing capital improvements through the formation of special assessment districts. LIDs permit improvements to be financed and paid for over a period of time through assessments to the property owners in the LID boundary who benefit from the improvements. The LID formation process provides a foundation for the financing capital improvements.
- The District has already (and continues to) hold public information meetings about the proposed sewer project. However, the official formation process is yet to begin. The LID formation process will begin with a resolution declaring the District's intent to form an LID. This resolution will include the setting of a hearing date for the LID formation.
- At least 15 days prior to the hearing date, notice will be mailed to all property owners (according to County records) within the proposed LID boundary. This notice will include the total estimated project cost, the total estimated cost of assessments, as well as the date, time, and place of the hearing. This notice will also outline the procedure for written protest of the formation of the LID.
- Notice of the hearing date will be published in two consecutive issues of the paper, the first being at least 15 days prior to the hearing date.
- At the hearing all property owners who have submitted written protest have an opportunity to be heard. After the hearing there is a ten day period in which the formation of the LID may still be protested.
- If within the ten days of the hearing, the District does not receive written protests of more that 40% of the area to be assessed, the LID can be formed.

- At the point final engineering is completed, plans and specifications for the project are finalized and the project goes out for competitive bid.
- After construction, all of the costs associated with the LID are finalized and a Preliminary Assessment Roll containing each parcel within the LID is developed. The figures in the Preliminary Assessment Roll are used to determine estimates of each individual's proposed assessment and Notice is again sent to each property owner advising them what their assessment is estimated to be. The Board holds another public hearing at that point, after notice, to allow property owners the opportunity to comment on their proposed assessments. After the public hearing, the Board will confirm an Assessment Roll which establishes assessments on each property. The Assessment Roll will then be filed with the County Treasurer. At that point, it becomes a lien on the property (just as property tax is) senior to all other liens on the property except property taxes.
- The property owner will then receive a notice with the final assessment. The assessment may be paid in full within thirty (30) days if the property owner wishes to avoid a monthly assessment payment. Maintenance and Operation (M&O) fees for the system would still be billed for those connected to the system.
- The LID process allows for Senior Citizen/Disabled assessment deferrals for qualified residents through the State. The State pays the assessment and charges interest throughout the deferral. The deferral must be paid off when the property changes hands.
- When talking about sewer cost, the M&O is strictly for sewer service and does not include activities that have previously been part of the District's M&O, park maintenance, milfoil control, lake level work, etc. These activities would still need to be voted on through an excess levy as in the past.
- In an effort to keep this project affordable, there are no anticipated up-front fees for hook-up. All infrastructure costs would be part of the LID assessment, including on-site improvements to each developed parcel hooking the system up to the house.