

Greater Woods Bay Sewer District
Sheaver's Creek Water and Sewer District
Woods Bay Homesites Water and Sewer District

April 24, 2008

Woods Bay Wastewater Project

Phase 1 Improvements

Public Meeting

GWBSC Mission Statement: The GWBSC is developing, in conjunction with a qualified engineering firm, a cost-effective and efficient wastewater treatment system. The system will be designed to protect the water quality of the surrounding aquifer, the waters of Flathead Lake, and the health and well-being of the people and property of the Greater Woods Bay area, from the day of operation to well into the future.

Meeting Agenda

- 1. Wastewater Planning to Date***
- 2. Why Build a Community Wastewater System***
- 3. Review of Preliminary Engineering Report (PER) Recommendations***
- 4. Proposed Phase 1 Project***
- 5. Implementation Plan and Funding Strategy***

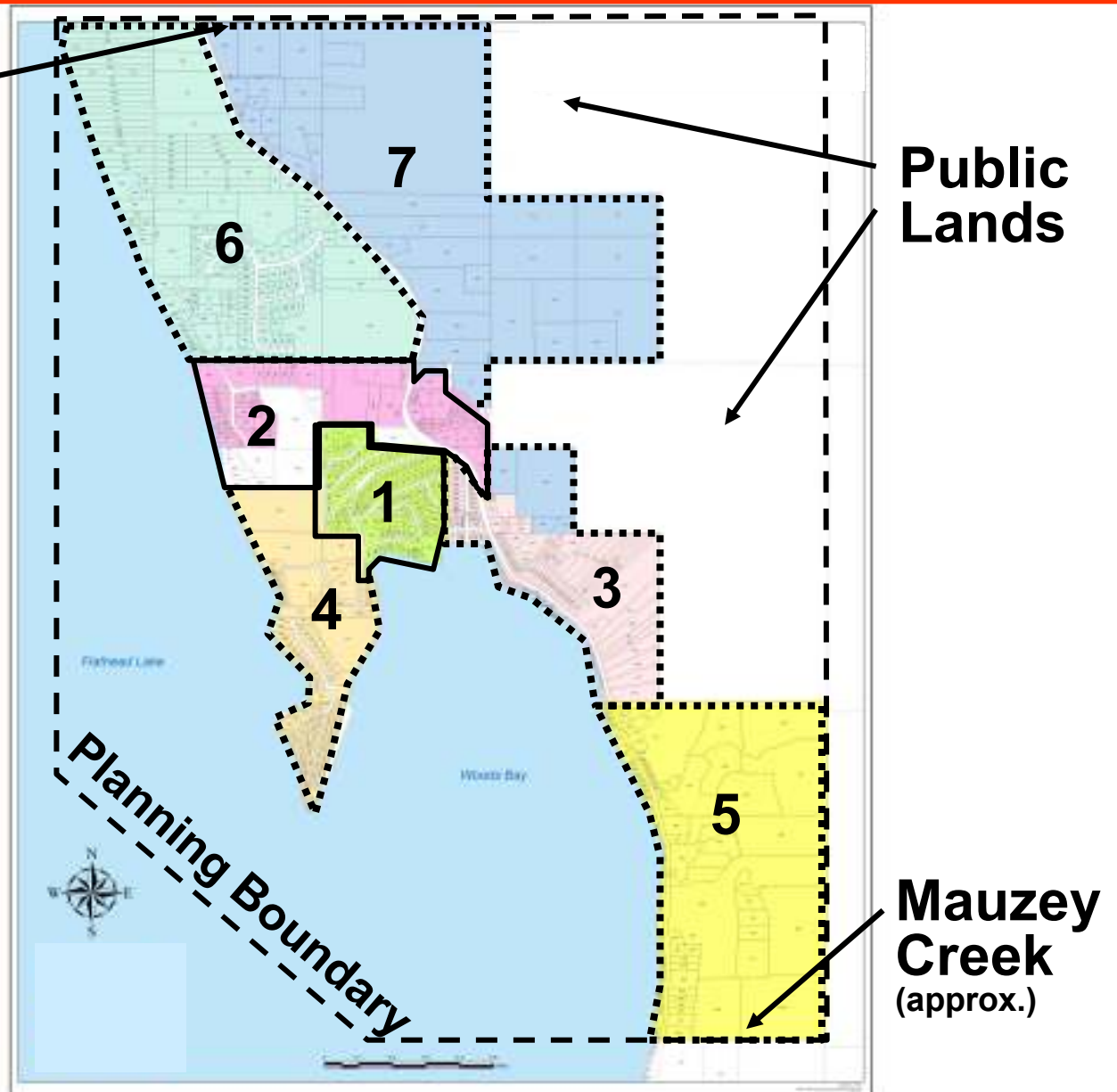
Wastewater Planning To Date

- ***Sheaver's Creek W&S District formed*** _____ **2000**
- ***Woods Bay W&S District formed*** _____ **2002**
- ***First Sewer Meeting*** _____ **2002**
- ***District Consolidation Proposal*** _____ **2004**
- ***Public Meeting for Expanded Area*** _____ **Jan 05**
- ***Greater WB Sewer Committee Formed*** _____ **Mar 05**
- ***GWBSC met w/ Funding Agencies*** _____ **Jun 05**
- ***Contract for Preliminary Engineering*** _____ **Sept 05**
- ***First Public Meeting*** _____ **Sept 05**
- ***Second Public Meeting*** _____ **Jan 06**
- ***Third Public Meeting*** _____ **Apr 06**
- ***Greater WB Sewer District Formed*** _____ **Jun 06**
- ***Fourth Public Meeting*** _____ **Nov 06**
- ***Funding Strategy (\$240,000 already received)*** _____ **2007**
- ***Phase 1 Public Meeting*** _____ **Apr 08**



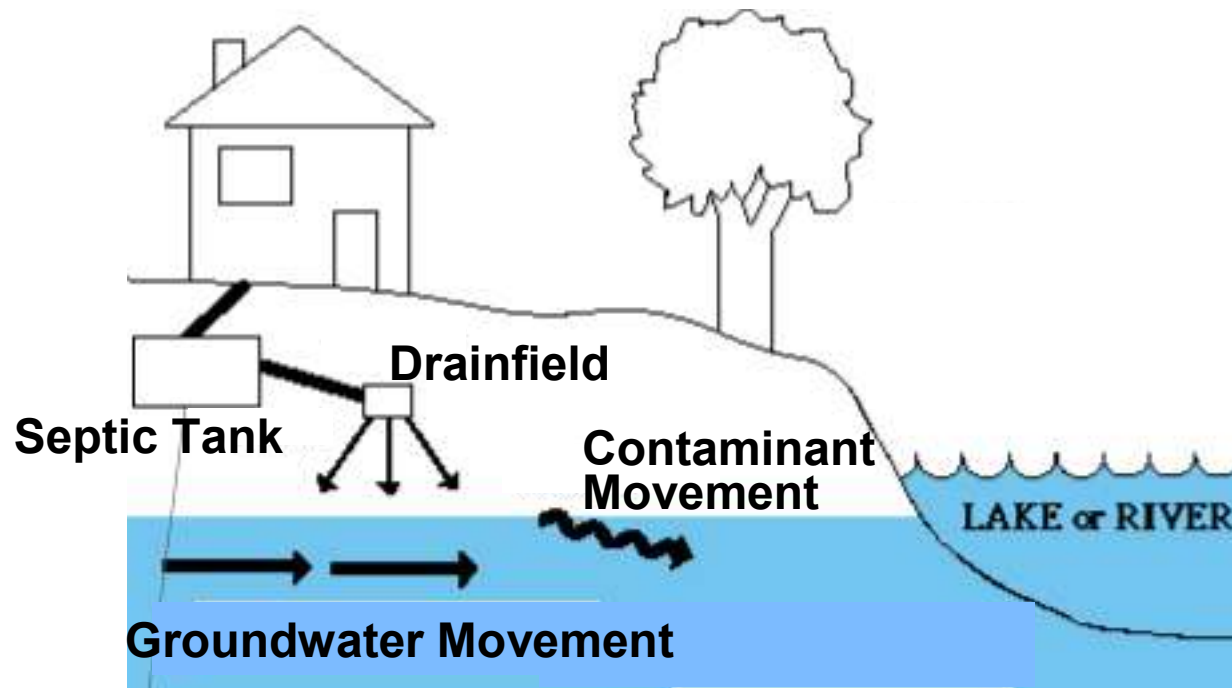
Greater Woods Bay Planning Area

- County Line**
- 1. Woods Bay Homesites**
 - 2. Sheaver's Creek**
 - 3. Woods Bay East**
 - 4. Woods Bay Point**
 - 5. Mauzey Creek**
 - 6. Woods Bay North**
 - 7. Woods Bay Hwy**



On-site System Characteristics

What happens to waste leaving your on-site treatment system?



Source: http://www.tristatecouncil.org/pages/septic_impacts_report_2005.pdf

Near shore systems are incapable of adequately removing nutrients



Flathead Lake Water Quality Indicators



***Near Shore Examples of Aquatic Growth Resulting
From Localize Nutrient Excess***

PER Recommendations Overview Treatment and Disposal



- ***Woods Bay “Solo” Alternative***
 - ***Advanced Mechanical Treatment Required***
 - ***Surface Water Discharge – Not feasible***
 - ***Groundwater Discharge – Requires too much land***
- ***Partnership with Bigfork W&S District***
 - ***Advanced Mechanical Treatment already in place***
 - ***Lake Discharge already in place***
 - ***Lower total capital cost***
 - ***Lower initial capital cost***
 - ***Greatest ability to phase project***
 - ***Lower operational costs***
 - ***Fewer environmental and permitting hurdles***
- ***PER Recommended Partnership with Bigfork W&S District***

Proposed Phase 1 Project



Phased Implementation – Phase 1

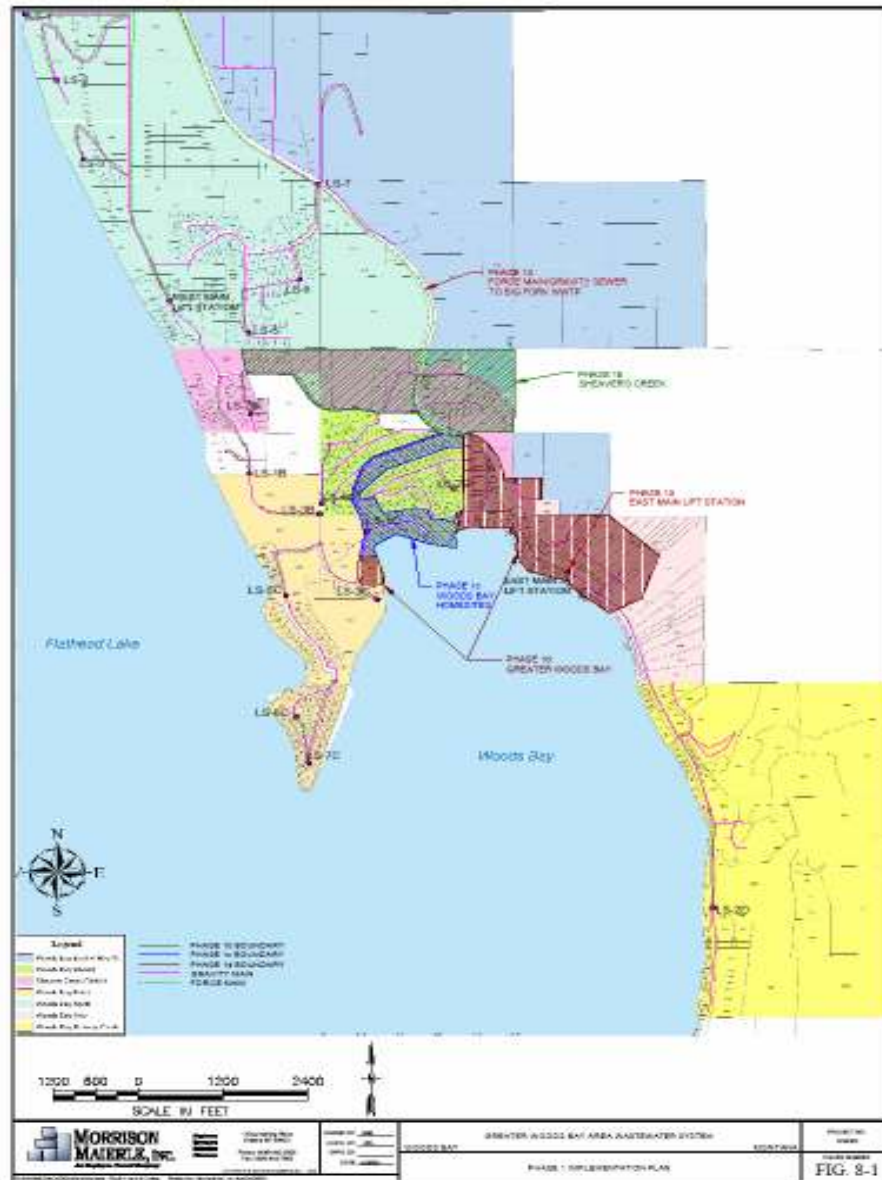
Core System

- ***Phase 1a - Pumping Station and Pipeline to Bigfork***

Collection Systems

- ***Phase 1b - Sheaver's Creek***
- ***Phase 1c - Woods Bay Homesites***
- ***Phase 1d - Greater Woods Bay***

Proposed Phase 1 Project



Proposed Phase 1 Project



Phased Implementation – Phase 1

Core System

- ***Phase 1a - Pumping Station and Pipeline to Bigfork***
- Total Project Cost = \$3,383,000

Collection Systems

- ***Phase 1b - Sheaver's Creek***
- Total Project Cost = \$798,500
- ***Phase 1c - Woods Bay Homesites***
- Total Project Cost = \$974,000
- ***Phase 1d - Greater Woods Bay***
- Total Project Cost = \$976,000

State of Montana Grant Programs



Source

Features

TSEP Program - \$750,000 max grant w/ 50% match
- Competitive based on “need”
- Applications due May 2, 2008

CDBG Program - \$400,000 grant w/ 25% match
- Competitive based on “need”
- Assists Lower Income Households
- Will likely pursue CDBG in 2009

DNRC RRGL - -\$100,000 grant with 50% Match
- Competitive – based on protecting renewable resources
Applications due May 15, 2008

State of Montana Loan Programs



Source

Features

SRF Loan Program

- ***Loan Conditions: 3.75% @ 20 years***
- ***Applications due “anytime”***
- ***20 year term***
- ***Interest: 3.75%***
- ***125% Coverage***

Federal Grant and Loan Programs

Source

Features

USDA

Rural

Develop- ment


- Loan first, grants possible
- Variable - based on income and rates
- 40 year term
- Interest: 4 – 4.75%
- 110% Coverage



Federal Appropriations

Source

Features

- 
- STAG/*** - Grant with no “limit”
 - WRDA*** - Recently grants have ranged from
 - Programs*** \$250k - \$500k.
 - Greater Woods Bay was recently awarded a \$240k grant from WRDA.

Phase 1a – Core System Implementation Plan

Proposed Funding Strategy

Total Project Cost = \$3,383,000

- ***\$240,000 WRDA Grant already received for Preliminary Design***
- ***WRDA/STAG Applications submitted Feb/March 2008 requesting \$1,950,000***
- ***Loan portion assumed to be through Rural Development Program***



Phase 1a – Core System Implementation Plan

Estimated Cost per Property (Assuming 2008 WRDA/STAG Application is unsuccessful)

Project Cost	\$3,383,000
WRDA Grant	\$0
Loan Amount	\$3,383,000
Interest Rate (%)	4.50%
Term (years)	40
Annual Principal and Interest	\$183,843
Coverage Requirement	110%
Monthly Loan Payment	\$16,852
Number of Properties	767
Cost per Property per Month	\$22.04



Phase 1a – Core System Implementation Plan

Estimated Cost per Property (Assuming 2008 WRDA/STAG Application is successful)

Project Cost	\$3,383,000
WRDA Grant	\$1,950,000
Loan Amount	\$1,433,000
Interest Rate (%)	4.50%
Term (years)	40
Annual Principal and Interest	\$77,874
Coverage Requirement	110%
Monthly Loan Payment	\$7,138
Number of Properties	767
Cost per Property per Month	\$9.31



Phase 1a – Core System Implementation Plan

Schedule:

Task Description	Core System
Begin Preliminary Design	May 2008
Finalize Funding Strategy	4 th Qtr 2008
Assessment Decision	1 st Qtr 2009
Begin Final Design	2 nd Qtr 2009
Advertise and Receive Bids for Construction	4 th Qtr 2009
Begin Construction	1 st Qtr 2010



Phase 1b – Sheaver’s Creek Implementation Plan

Proposed Funding Strategy

Total Project Cost = \$798,500

- ***\$600,000 TSEP Grant (Hardship Amount)
(Application due May 2, 2008)***
- ***\$100,000 RRGL Grant
(Application due May 15, 2008)***
- ***WRDA/STAG Grants
(Applications submitted Feb/Mar 2008)***
- ***Rural Development Loan***



Phase 1b – Sheaver’s Creek Implementation Plan

Estimated Cost per Property (Assuming 2008 WRDA/STAG Application is unsuccessful)

Project Cost	\$798,500
TSEP/RRGL Grants and In-Kind Services	\$714,000
Loan Amount	\$84,500
Interest Rate (%)	4.50%
Term (years)	40
Annual Principal and Interest	\$4,592
Coverage Requirement	110%
Monthly Loan Payment	\$421
Number of Properties	55
Cost per Property per Month	\$7.65



Phase 1b – Sheaver’s Creek Implementation Plan

Schedule:

Task Description	Phase 1b
Submit TSEP Grant Application	May 2008
Submit SRF Loan Application and pursue additional funding through STAG and WRDA	At any time
Preliminary Notice of Grant/Loan Award	Oct. 2008
Grant Money Becomes Available	July 2009
Assessment Decision	3 rd Qtr 2009
Completion of Final Plans and Specifications	March 2010
Advertise and Receive Bids for Construction	May 2010
Begin Construction	June 2010



Phase 1c – Woods Bay Homesites Implementation Plan



Proposed Funding Strategy

Total Project Cost = \$974,000

- ***\$730,000 TSEP Grant (Hardship Amount)
(Application due May 2, 2008)***
- ***\$100,000 RRGL Grant
(Application due May 15, 2008)***
- ***WRDA/STAG Grants
(Applications submitted Feb/Mar 2008)***
- ***Rural Development Loan***

Phase 1c – Woods Bay Homesites Implementation Plan

Estimated Cost per Property (Assuming 2008 WRDA/STAG Application is unsuccessful)

Project Cost	\$974,000
TSEP/RRGL Grants and In-Kind Services	\$844,000
Loan Amount	\$130,000
Interest Rate (%)	4.50%
Term (years)	40
Annual Principal and Interest	\$7,065
Coverage Requirement	110%
Monthly Loan Payment	\$648
Number of Properties	50
Cost per Property per Month	\$12.95



Phase 1c – Woods Bay Homesites Implementation Plan

Schedule:

Task Description	Phase 1b
Submit TSEP Grant Application	May 2008
Submit SRF Loan Application and pursue additional funding through STAG and WRDA	At any time
Preliminary Notice of Grant/Loan Award	Oct. 2008
Grant Money Becomes Available	July 2009
Assessment Decision	3 rd Qtr 2009
Completion of Final Plans and Specifications	March 2010
Advertise and Receive Bids for Construction	May 2010
Begin Construction	June 2010



Phase 1d – Greater Woods Bay Implementation Plan

Proposed Funding Strategy

Total Project Cost = \$976,000

- ***\$732,000 TSEP Grant (Hardship Amount)
(Application due May 2, 2008)***
- ***\$100,000 RRGL Grant
(Application due May 15, 2008)***
- ***WRDA/STAG Grants
(Applications submitted Feb/Mar 2008)***
- ***Rural Development Loan***



Phase 1d – Greater Woods Bay Implementation Plan

Estimated Cost per Property (Assuming 2008 WRDA/STAG Application is unsuccessful)

Project Cost	\$976,000
TSEP/RRGL Grants and In-Kind Services	\$846,000
Loan Amount	\$130,000
Interest Rate (%)	4.50%
Term (years)	40
Annual Principal and Interest	\$7,065
Coverage Requirement	110%
Monthly Loan Payment	\$648
Number of Properties	114
Cost per Property per Month	\$5.68



Phase 1d – Greater Woods Bay Implementation Plan

Schedule:

Task Description	Phase 1b
Submit TSEP Grant Application	May 2008
Submit SRF Loan Application and pursue additional funding through STAG and WRDA	At any time
Preliminary Notice of Grant/Loan Award	Oct. 2008
Grant Money Becomes Available	July 2009
Assessment Decision	3 rd Qtr 2009
Completion of Final Plans and Specifications	March 2010
Advertise and Receive Bids for Construction	May 2010
Begin Construction	June 2010



Connection Cost & Operation and Maintenance

Connection Costs

- ***Service Line Construction (Cost Varies)***
Assume \$15/foot for service line
Assume \$750 to abandon septic
- ***Bigfork WWTP Investment Fee***
Fee = \$4,370
- ***Operation and Maintenance***
Contract Agreement with Bigfork
Monthly O&M Charge = Approximately \$27.00



Connection Cost & Operation and Maintenance

Funding Options for Connection Costs

- ***Community Development Block Grant***
Grant Application to be Submitted May 2009
Grant will pay part or all of connection costs for LMI
- ***Rural Development***
Grants and Low Interest Loans Available
Depends on Income Level
- ***Local Bank***
- ***Cash***



Estimated Total Cost

Estimated Total Cost (Assuming 2008 WRDA/STAG Application is unsuccessful)

	Sheaver's Creek	Woods Bay Homesites	Greater Woods Bay
Phase 1a - Core System	\$22.04	\$22.04	\$22.04
Phase 1b - Sheaver's Creek	\$7.65		
Phase 1c - Woods Bay Homesites		\$12.95	
Phase 1d - Greater Woods Bay			\$5.68
O&M	\$27.00	\$27.00	\$27.00
Total	\$56.70	\$61.99	\$54.72



Estimated Total Cost

Estimated Total Cost (Assuming 2008 WRDA/STAG Application is successful)

	Sheaver's Creek	Woods Bay Homesites	Greater Woods Bay
Phase 1a - Core System	\$9.31	\$9.31	\$9.31
Phase 1b - Sheaver's Creek	\$7.65		
Phase 1c - Woods Bay Homesites		\$12.95	
Phase 1d - Greater Woods Bay			\$5.68
O&M	\$27.00	\$27.00	\$27.00
Total	\$43.96	\$49.26	\$41.99

