

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***

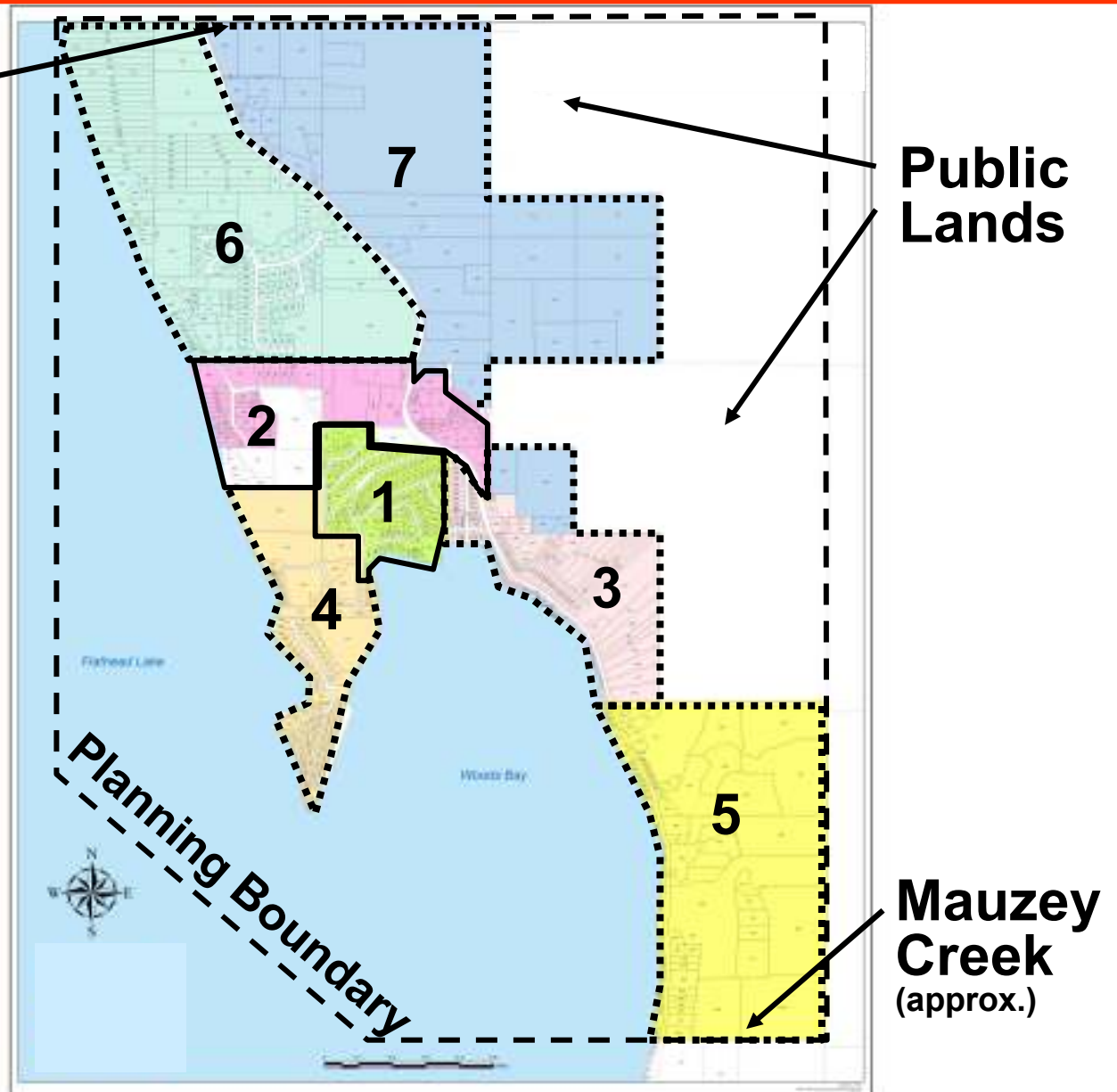
# ***Wastewater Planning To Date***

- ***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**



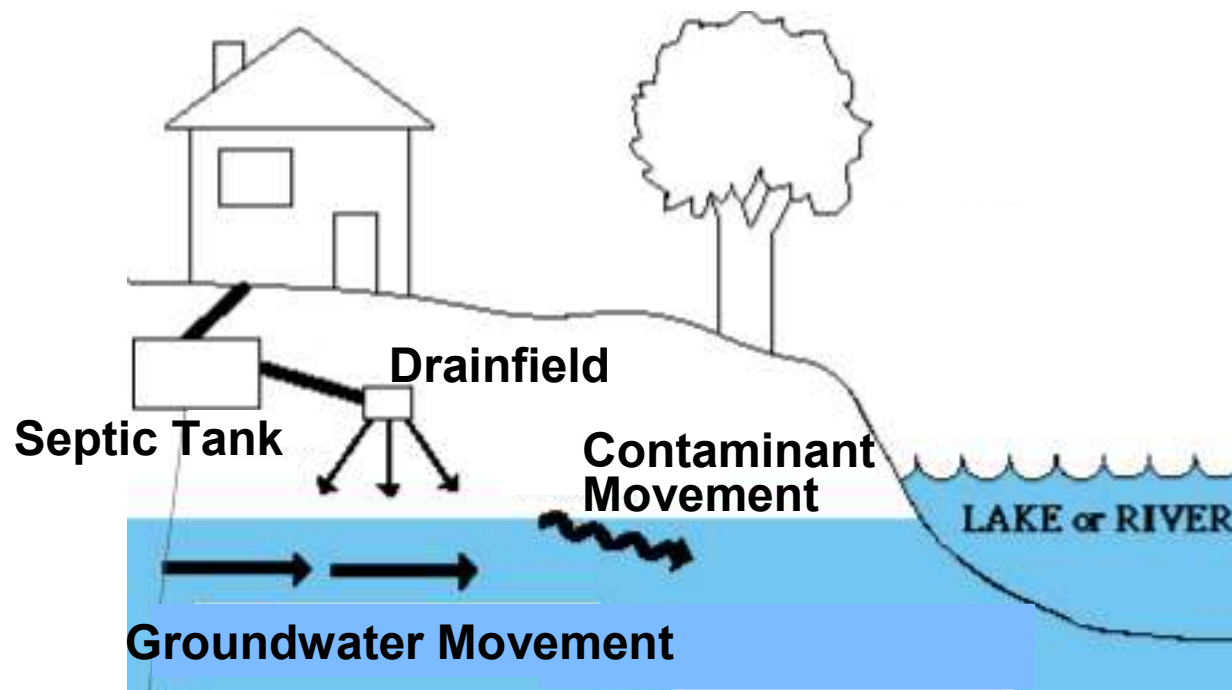
# *Greater Woods Bay Planning Area*

- 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](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***

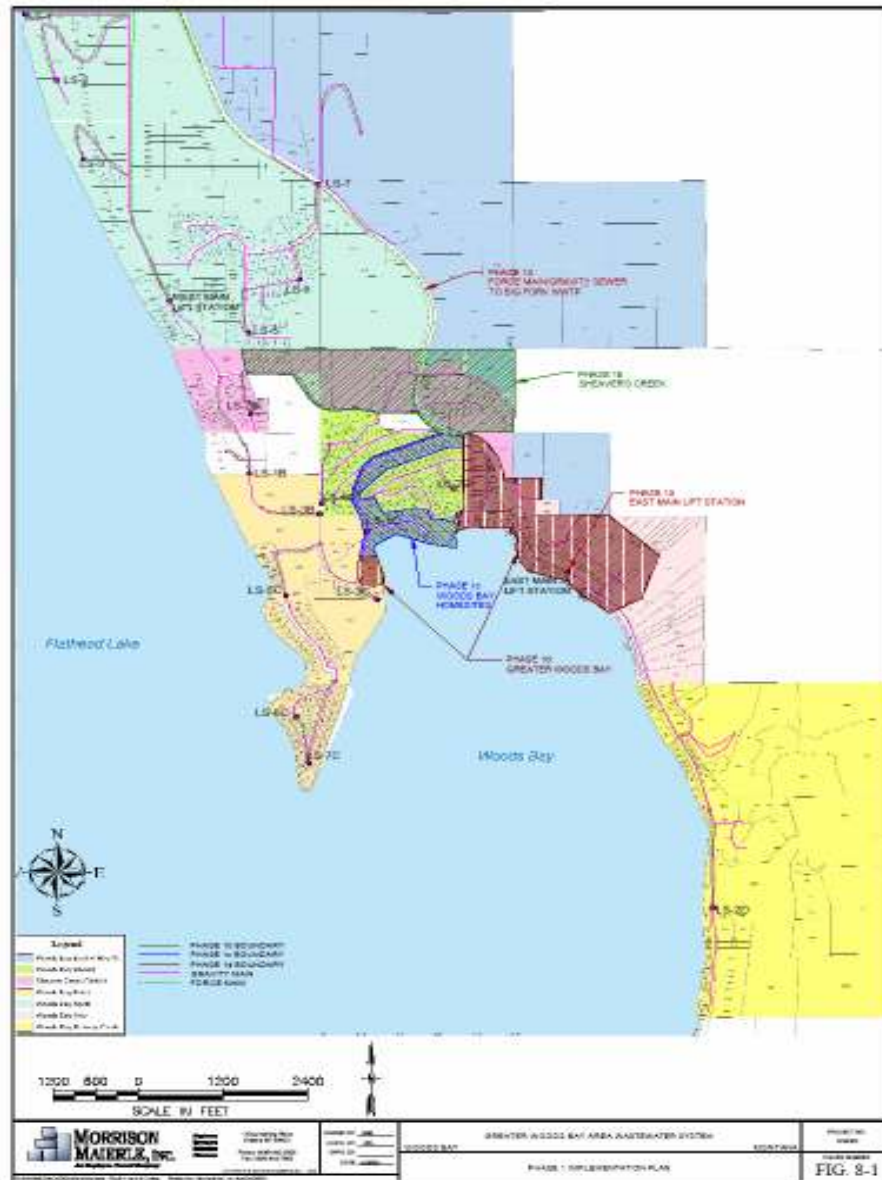
### ***Core System***

- ***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***



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## ***Source***

## ***Features***

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### ***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***

- |   |  |
|---|--|
| <i><b>STAG/<br/>WRDA<br/>Programs</b></i> | <ul style="list-style-type: none"><li>- <i><b>Grant with no “limit”</b></i></li><li>- <i><b>Recently grants have ranged from \$250k - \$500k.</b></i></li><li>- <i><b>Greater Woods Bay was recently awarded a \$240k grant from WRDA.</b></i></li></ul> |
|---|--|



# ***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)***

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



# ***Phase 1a – Core System Implementation Plan***


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

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



# ***Phase 1a – Core System Implementation Plan***

## ***Schedule:***



<b>Task Description</b>	<b>Core System</b>
Begin Preliminary Design	May 2008
Finalize Funding Strategy	4 <sup>th</sup> Qtr 2008
Assessment Decision	1 <sup>st</sup> Qtr 2009
Begin Final Design	2 <sup>nd</sup> Qtr 2009
Advertise and Receive Bids for Construction	4 <sup>th</sup> Qtr 2009
Begin Construction	1 <sup>st</sup> 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)***

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



# ***Phase 1b – Sheaver’s Creek Implementation Plan***

## ***Schedule:***

<b>Task Description</b>	<b>Phase 1b</b>
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 <sup>rd</sup> 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)***

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



# ***Phase 1c – Woods Bay Homesites Implementation Plan***

## ***Schedule:***

<b>Task Description</b>	<b>Phase 1b</b>
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 <sup>rd</sup> 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)***

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



# ***Phase 1d – Greater Woods Bay Implementation Plan***

## ***Schedule:***



<b>Task Description</b>	<b>Phase 1b</b>
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 <sup>rd</sup> 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)***

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



# ***Estimated Total Cost***

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

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

