

**MIDWAY SEWER DISTRICT
COMMISSIONERS WORKSHOP
September 22, 2008**

Commissioners Hendrickson, Landon and Koester were present. Also present: Mr. Hutley, Mr. Snure, Mr. Montieth, Mr. Matthew Chan, and Mr. Kase.

The meeting was called to order by the President at 9:00 a.m.

The agenda for today's meeting was approved without modification.

ANTICIPATED PROJECTS USED TO DETERMINE EXITING GENERAL FACILITIES CHARGE:

The Manager provided a brief explanation of how the General Facility Charge is calculated and what projects are included in the calculation. No Pacific Ridge area improvements were included in the General Facility Charge calculation for 2008. He indicated that in the 2000 Comprehensive Sewer Plan the Pacific Ridge area improvements were considered, however they were not included in the Capital Facilities Plan because they were not thought to be needed until the year 2020 or longer. The current project proposed by Mr. Chan changes the timetable anticipated earlier.

PACIFIC RIDGE AREA IMPROVEMENTS NEEDED FOR HIGHER DENSITY DEVELOPMENT;

Mr. Hutley indicated that the existing sewer collection system in the Pacific Ridge area was adequate for the previous zoning, however the newest zoning allows population densities that would exceed the capacity of the sewer system. He distributed a figure that indicated the location of predicted surcharged sewers. The relatively large project proposed by Mr. Chan, approximately 1,600 residential units and a significant amount of retail space, would cause portions of the existing system to surcharge. The figure also indicated what improvements to the sewer system would be needed to adequately serve the entire Pacific Ridge Area. The figure divided the Pacific Ridge area into 3 distinct areas, each requiring a different set of sewer improvements. An estimate of the cost of the improvements for each area was provided and based on the estimate a cost per acre for each of the 3 Pacific Ridge areas was provided.

Mr. Hutley explained that not all of the predicted Pacific Ridge area sewer improvements would be needed to serve Mr. Chan's development proposal, however the S. 220th St. trunk sewer would be needed. He suggested that it may unreasonable to ask Mr. Chan to bear the entire expense of the trunk sewer in the form of a developer extension. Ultimately portions of the S. 220th St. trunk sewer would serve all 3 Pacific Ridge areas.

FUNDING FOR IMPROVEMENTS SPECIFIC TO PACIFIC RIDGE:

The Manager said that in his opinion it would not be appropriate to include the Pacific Ridge area improvements in the general facility charge calculation as that would result in all new district customers providing a subsidy towards improvements that do not provide them benefit. It would be asking a lot to require the developer to build the trunk sewer at his sole expense. In his opinion, it makes the most sense to spread the cost of the sewer improvements evenly over each of the 3 Pacific Ridge areas deriving benefit from the improvements.

M/S/C instructing the Manager and the Attorney to prepare a draft of a resolution providing for the establishment of a special connection charge for properties within the benefited area, which would be added to the existing connection charge of the District. The draft would be considered by the Board at a future meeting.

The next meeting is scheduled for September 24, 2008 at 9:00 a.m. and the next workshop is scheduled for October 13, 2008 at 9:00 a.m.

The workshop adjourned at 10:05 am.

ATTEST:

KEN J. KASE

VINCENT KOESTER - SECRETARY