



Department of Public Works

Port Hadlock Wastewater System

**Informational & Public Input Meeting
with
Jefferson County Board of County
Commissioners
April 15, 2021
5:00 p.m. – 7:00 p.m.**

Port Hadlock Wastewater System

Introductions

Meeting Goals

- Project Context
- Inform Public of project actions
- Hear from Public



Meeting Desired Outcomes

- Understanding of project actions and reasons for actions
- Understanding of hopes/concerns - Phase I Area potential participants
- Understanding of hopes/concerns - General public
- Improved communications moving forward

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□ Agenda

- Introductions, Meeting Process and Protocols
- Growth Management Act/Urban Growth Area/Urban Services – History and Status
- Port Hadlock Wastewater System, Potential Service Area, and Public Outreach
- Current Design Status, Actions and Purposes
- Costs: Capital and Operations/Maintenance
- Capital Funding
- Next Steps
- Chat Questions
- Public Comments/Responses (30 minutes, likely 1 minute each)



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☐ Meeting Process and Protocols

- Respectful Conversation
- Please Mute When Not Speaking
- Here to Learn
- Questions Asked Via Chat Box
 - Go to bottom of page, click on Chat Box
 - Write Question/Comment – Please be concise
 - Questions/Comments will be delivered to Panel only and responded to at end of presentation segment or at end of all presentations
 - Comments are part of the public record
- Community Questions/Comments Agenda Item
 - Use “Raise your Hand” feature on Zoom (Bottom of Page)
 - Kate Dean will call on/unmute you for your VERBAL comment – likely 1 minute per person
 - Phone Only: Hit *9 to raise hand, then when acknowledged *6 to unmute
- After Meeting
 - County will respond through Port Hadlock Sewer Email to questions not answered (porthadlocksewer@co.jefferson.wa.us)





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Questions from Community

Growth Management Act, Urban Growth Areas, and Urban Services

- What is the history behind designating Port Hadlock/Irondale area a Urban Growth Area?
- What is the difference between an Urban Growth Area and Rural Area?
- Why does a UGA require pursuing and planning for a municipal wastewater system?
- Aren't alternative treatment systems possible instead of municipal system?
- Port Townsend has a sewer and plenty of open land for development, why need for another UGA in Port Hadlock?
- Will the sewer implementation change my zoning, and if so, how will it change it?

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□ Growth Management Act, Urban Growth Areas, and Urban Services

- 2002 – Port Hadlock/Irondale UGA Designation
 - “Characterized by Urban Growth”
 - County-wide Decision – extensive input and comment by Citizens, Port Townsend, Agencies, Businesses
 - Growth Hearings Board decisions
- UGA’s Require Urban Level Services for Urban Level Zoning
 - Water
 - Sewer
 - Community Drainfields not allowed
 - Requires Municipal Wastewater Service
 - Other - Transportation
- Jefferson County Comprehensive Plan
 - What does the plan say about UGA, Urban Levels of Service, and Wastewater System
 - Density and allowable uses in the Port Hadlock/Irondale UGA versus rural areas.





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Questions from the Community

Wastewater System, Potential Service Area, and Public Outreach

- What wastewater system is being proposed?
- What is the proposed Phase I service area?
- How was the proposed Phase I service area determined?
- What have been the public outreach efforts?
- Why was the Sewer Work Group formed in 2018 and what interests were included?
- Who has to connect?
- How will property owners outside the Phase I area be impacted by a wastewater system?
- In Phase I, what is the breakout of residential, commercial, governmental, and open areas?
- When will future Phases be added to the wastewater system?

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☐ Wastewater System, Service Area, and Public Outreach

- History

- 2008 – 2017

- Focus on whole wastewater system and serving whole UGA w/i 20 years
 - Public processes
 - Property purchases
 - Costs – lack of Capital Funds

- Existing Process

- 2018 – Present

- Phase I Property Owner request
 - Facility Plan Update
 - Final Design
 - Phase I area
 - Public Process



Port Hadlock Wastewater System

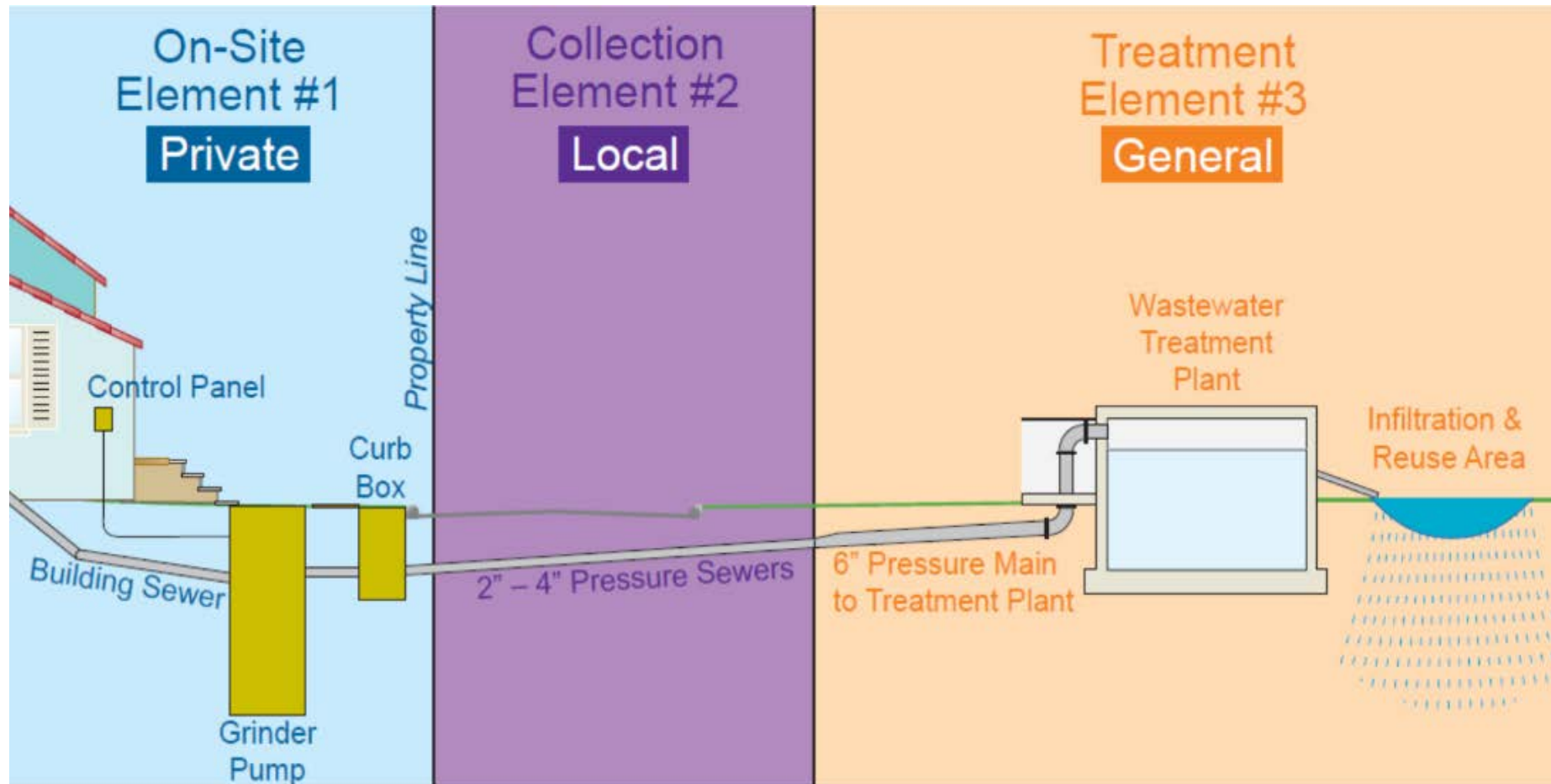
❑ Wastewater System – What is being proposed?

- On-site – Tankage and Grinder Pump
- Collection system – Pressure Sewer
- Treatment System – Modular Membrane Bioreactor
- Infiltration and Reuse



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❑ Wastewater System – What is being proposed?



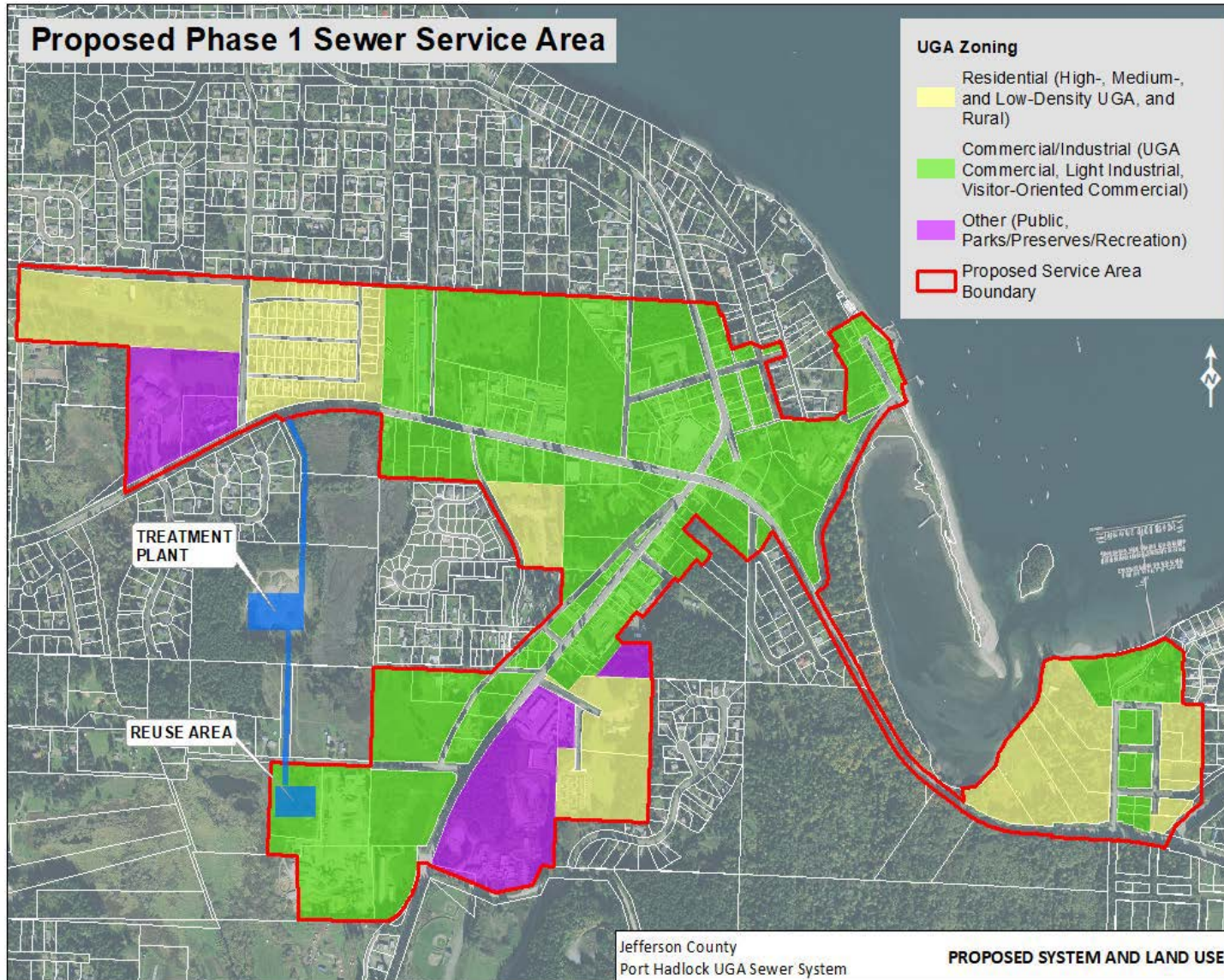
Port Hadlock Wastewater System

❑ Wastewater System – What is being proposed - Reuse?

- Infiltration Area
- Class A effluent
- Ecology – very unlikely to discharge to bay
- Ecology – Prefer infiltration and Recharge
- Augment Chimacum Instream Flows



Port Hadlock Wastewater System



Zone	Value	Acres	%
Commercial/Industrial		158.3	58.8%
Other		35.2	13.1%
Residential		75.7	28.1%
Total		269.1	100.0%

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❑ Wastewater System, Service Area, and Public Outreach

- Phase I connection requirements
 - Not fully determined
 - Iterative process – Property owner costs vs enough property owners to connect – dependent on grant funding
 - UGA areas outside Phase I – not required to connect or pay – in future likely only with property owner requests for extensions.
- Public Outreach efforts
 - 2008-2018 - Work group and public meetings
 - 2018 –Present – Sewer Work Group, Newsletter, Website updates, this public meeting
 - Sewer Work Group – formed of potential Phase I area Property Owners – both interested and concerned
 - Sewer Work Group – provide input into whether to pursue wastewater system or not
 - Continued efforts – SWG, Newsletters, website updates, public meetings

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Likely Benefits of Centralized Wastewater Facilities

Phase I

Economic Development and Job Growth

Multi-family/Low-income Housing

Property Owner Flexibility

Environmental and Community Health

Puget Sound Water Quality

Harvestable Shellfish Beds

Enhance Chimacum Creek for Salmon

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Septic Systems

- Design life of 30 years (if well maintained)
- Require space for tank, drainfield, and reserve drainfield on property
- Need to be regularly inspected and pumped
- Older systems prioritized wastewater disposal rather than treatment
- Many older systems nearing end of life and will need to be replaced to current standards
- Can be expensive to install/replace
- Significant number overdue for inspection or lacking documentation



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Some Water Quality Information

Source: Jefferson County Public Health

- Chimacum Creek - Listed as impaired for Fecal Coliform bacteria
- 2012 EPA Study – Presence of Human Fecal Coliform
- JCPH Sanitary Surveys – Septic systems primary source of non-point pollution
- 1,200 septic systems in full UGA - >35% are older than 1985 and beyond design life of 30 years
- As septic systems age, they fail at increased rates
- Septic system failures/pollution not always detectible by users



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Questions from Community

Current Design Status, Actions, Purposes

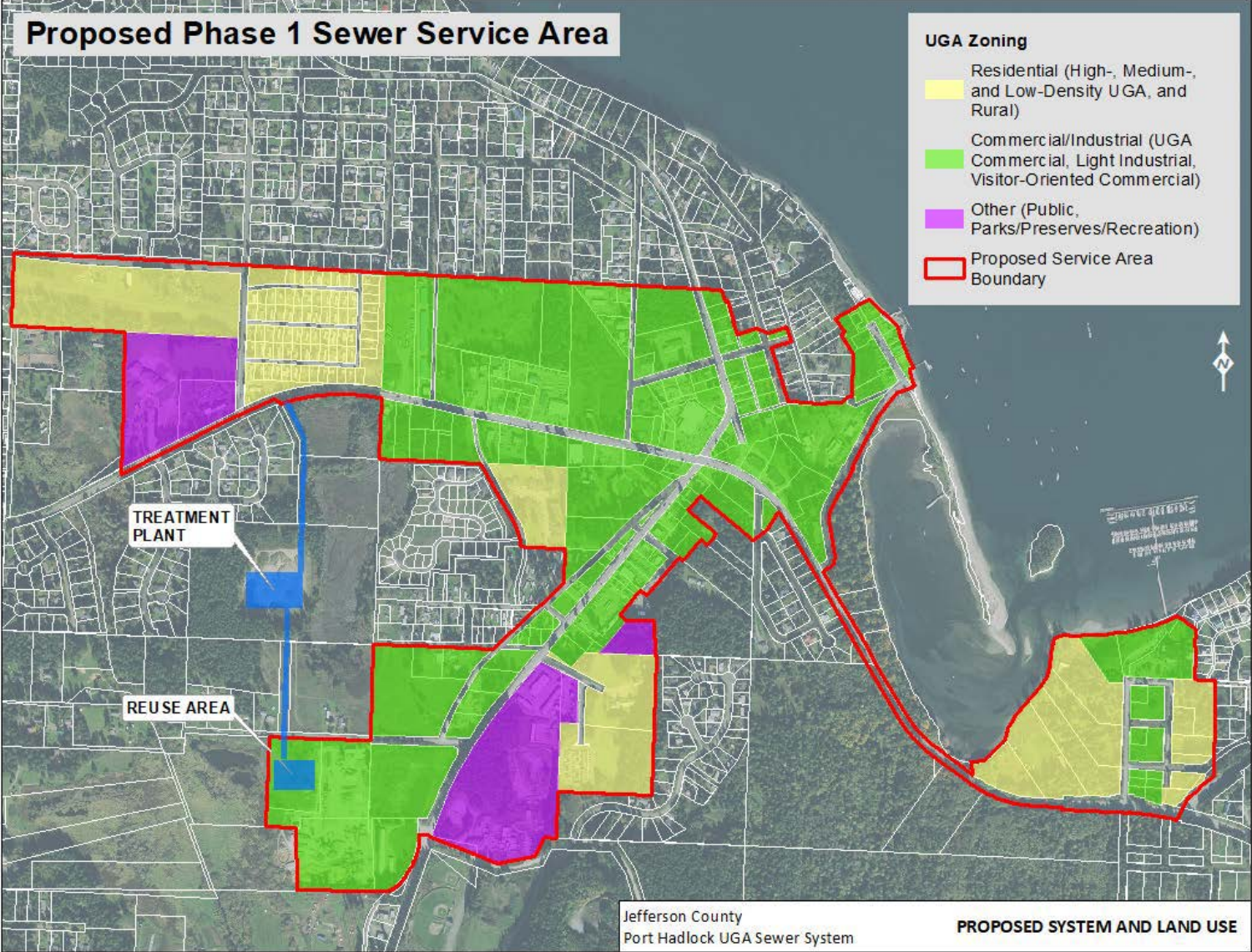
- How do Facility Plan cost estimates relate to design for Phase I sewer service?
- Is Wastewater System already approved by Ecology?
- Why was modular MBR Equipment bid out now?
- If MBR award is made, what does that commit the County to?
- Why the switch to a pressure sewer and how long can that type of system last?
- Where will treatment system be located? What exists on that property and how and why was it purchased?
- Won't effluent pollute Chimacum Creek?

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- ❑ Facility Plan Update
- ❑ Overall Final Design Process
 - Funding for Design
 - State Appropriation
 - Timing (Shovel Ready – Potential Infrastructure \$\$)
 - Treatment System
 - Modular MBR
 - Reasons for bidding and awarding now
 - Class A processed water
 - Remainder of Treatment Plant
 - Plant site Location
 - Pressure Sewer
 - County ROW's
 - State Highway 116 ROW
 - On-Site
 - Tank and Grinder Pump
 - Connect on-site piping to system



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Questions from the Community

Costs: Capital and Operations and Maintenance

- Why such a range of capital costs?
- What are estimated costs for Phase I area?
- How much will O&M charges be?

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❑ Costs: Capital and Operations and Maintenance

- Planning level cost estimates at this stage of the project
 - Facility Plan
 - Phase I area
- Cost Refinements with ongoing Design efforts
 - MBR Bidding
 - Capital
 - O&M
 - No commitment to purchase equipment
 - Design completion
 - O&M Agreements
 - Bidding project
- Importance of Iterative Process with Phase I property owners



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Wastewater System Component	Planning Level Cost Estimates
Preliminary/Admin/Startup	\$721,000
Pressurized Sewer System	\$7,071,000
Membrane Bioreactor Treatment System and Recharge	\$11,538,000
Total	\$19,330,000
On-site Grinder Pump and Side Sewer (for 356 ERUs)	\$4,287,000
Estimated Initial System Cost	\$23,617,000
Minus State Appropriation for Engineering Final Design (Received)	- \$1,422,000
Remaining Funding Needed for Project	\$22,195,000

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Estimated Operating Cost per ERU for Initial Phase

- \$91.00/ERU/month (based on 356 ERUs in Phase I area at startup)
- ERU – Equivalent Residential Unit = 1 Single Family Residence = 4,000 gallons/month
- O&M cost includes:
 - Labor, power, chemicals, lab testing, solids handling/disposal, parts replacement reserve, emergency reserve
 - Administrative costs – billing, insurance, legal, management





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Questions from the Community Capital Funding

- How much outside funding is necessary in order to make the project feasible for the Phase I property owners?
- What outside funding might be available?
- How will loan interest payments or bond debt service be paid?
- Is a Local Improvement district (LID) required?

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❑ Capital Funding

- Significant State/Federal funds necessary to make project feasible/affordable
- Facility Plan (2020)
 - Scenarios include: no grants, and grant amounts of \$7 M, \$9M, \$11M, \$13M
 - With grant funding amounts shown above: Total connection cost/ERU = estimated between \$38,500 and \$12,700 + on-site installation costs
- County is pursuing funding (Grant and low interest loans) with:
 - Federal Government – USEDA, USDA – RD, Direct appropriation
 - State Government – Ecology, Public Works Trust Fund, Direct appropriation
 - County Government – Public Infrastructure Funds
 - Key for funding – Shovel ready for potential Infrastructure funds
- County is working to obtain greater than \$13M in grant/appropriation funding, which will bring capital costs down further.

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- ❑ Capital Funding – Response to miscellaneous questions
 - Debt Service on Loans
 - From County Public Infrastructure Funds
 - Connection Fees
 - Local Improvement District (LID)
 - An Overlay District - Assess Phase I property owners for the benefit they receive from construction of a wastewater system (can be paid over 15 or 20 years).
 - May be needed to comply with some grant sources
 - May not be used if funds aren't necessary and grant agencies indicate LID not needed
 - Costly to form
 - Very prescribed, time-consuming process
 - Property owners outside of the Phase I service area do not pay for sewer in the Phase I area.
 - Property owners outside the boundary would only pay later if they decide to extend sewer into their area.

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☐ Next Steps and Schedule

- Complete Final Design – end of 2021
 - Will provide much better detail on costs
 - Award modular MBR Equipment to lowest responsible, responsive bidder
 - Refine costs with contractor – Capital and O&M
 - Actual equipment purchase deferred until all funding and a go decision is made
- Funding – Continue efforts to achieve funding goals
- Public Outreach
 - General public
 - Property owners in Phase I area
 - Newsletter Updates – aiming for ¼'ly
 - Website Updates - regularly



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- Remaining Chat questions/comments in chat box
- Public Comment
 - 30 minute time period for ZOOM Participants to ask a question or make a comment: 1 minute each
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Sign up for the Port Hadlock Sewer Newsletter

Visit our website <https://www.co.jefferson.wa.us/1544/Newsletter>
to sign up to receive emails about Port Hadlock Sewer news.

<https://www.co.jefferson.wa.us/1158/Port-Hadlock-Wastewater-System>

Email us at: porthadlocksewer@co.jefferson.wa.us

Contact our office at (360) 385-9160



THANKS