

MILLCREEK FIRE FLOW SPECIAL IMPROVEMENT DISTRICT

Dear Property Owner:

Fire flow, water pressure and volume at the fire hydrants, in the Millcreek area between 700 East and 2700 East and 2700 South and 3900 South does not meet current fire code and could be inadequate to protect persons and property in the event of a fire emergency. The Salt Lake City Public Utility Department currently provides domestic water service in this area.

Salt Lake County, working with Salt Lake City, has designed a water main upgrade project to increase fire flow to 1500 gallons per minute with hydrants every 500 feet. This will give you the protection you need. The project is expected to cost \$13.8 million as we install more than 90,000 feet of 8" and 12" water mains.

Salt Lake City will pay over \$3,000,000. The balance will be paid through a Special Improvement District. The District allows the sale of Bonds for construction and pay back over 10 years. Each property owner's share, or assessment is based on 50% per parcel and 50% on taxable value. The median assessment per parcel is \$1688. The assessment can be paid up front or financed at 4% (estimated bond cost) for 10 years, which would require a typical annual payment of \$208 for 10 years.

Construction for the needed improvements is planned to start during the summer of 2005 and is anticipated to be completed in 2007. Most of the work will be done during the summer months to allow full street pavement restoration.

You are invited to attend an informational Open House and Town Hall Meeting on April 20, 2005 from 6:30 p.m. to 8:30 p.m. at the Olympus High School Gymnasium (4055 South 2300 East). In addition, if you have other questions, comments, or would like to see preliminary maps and studies, they are available at the Salt Lake County Public Works, Engineering Office: 2001 South State Street, Suite #N3100. Phone: (801) 468-2711. Email: pwengineering@slco.org.

OVER FOR MOST FREQUENTLY ASKED QUESTIONS AND ANSWERS

Frequently Asked Questions Regarding the SID

Q: Will I see construction in the street in front of my property?

A: Only one third of the streets in the SID area will have construction. Maps are available for specific locations.

Q: Will I have a chance to voice my concerns and ask questions?

A: Yes. You will be informed of upcoming public hearings regarding the SID. You may also want to contact your Community Council.

Q: When will I know my exact assessment and when will it be due?

A: Exact assessment amounts will be available after construction bids are opened for the project and the exact costs are known. Property owners will be notified and may elect to pay their assessment immediately, or in annual payments over 10 years (with interest).

Q: What is the extent of the needed improvements?

A: This project will include the installation of some 90,000 linear feet of 8" and 12" water main, approximately 350 new or replaced hydrants, and approximately 2000 service reconnections.

Q: Why should I support the SID?

A: The SID will provide fire flow of approximately 1500 gallons per minute to all hydrants located within the SID area. In addition, Salt Lake City will take over responsibility for maintenance of all mains and service laterals. Currently, costs associated with many of the mains and service laterals are the responsibility of local property owners. The SID will ensure maintenance (by the City) of these facilities in perpetuity.

Q: What if the improvements are not made?

A: If these improvements are neglected, the risk of serious injury to persons and property will continue to exist. Financial liability for maintenance of much of the existing system will also continue for property owners and irrigation companies.

Q: Why should I have to pay the assessment?

A: Because of contracts and exchange agreements between Salt Lake City, the irrigation companies, and residents in the area, much of the cost of the improvements to supply water to the area is the obligation of the property owners. All property owners in the area will benefit from these improvements and should pay their fair share.

Q: Why doesn't Salt Lake City pay more?

A: Salt Lake City has, over the course of time, contracted to provide water to residents outside of the City boundaries. When the City entered into agreements with the property owners and irrigation companies, there were specific obligations that would be carried by each of the parties. Salt Lake City is contributing money to the project in proportion to its obligations through these contracts. As has been already mentioned, the City has also committed to take over complete responsibility, operation, and maintenance, and future upgrades for the system after the project is complete.

Q: I have had to pay a higher rate on my water bill for years (1.35 times normal "City" rates). Do I get any benefit for paying the higher rate?

A: Yes. Residents in the main SID who have been paying the higher rate will receive a credit equal to \$100 on their assessment. The cost of this \$100 credit will be borne by the City in addition to funds the City is already committed to provide.

Q: Will my water rates change after this project is completed?

A: The SID will have no affect on water rates for water supplied by the Salt Lake City Public Utility Department.

**Please direct any other questions
you may have to:
pwengineering@slco.org**