



**BUSINESS OF THE CITY COUNCIL
CITY OF SNOQUALMIE**

**AB24-028
March 11, 2024
Consent Agenda**

AGENDA BILL INFORMATION

TITLE:	AB24-028: Residential Sewer Connection	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
	PROPOSED ACTION:	

REVIEW:	Department Director	Jeff Hamlin	2/5/2024
	Finance	Drew Bouta	Click or tap to enter a date.
	Legal	David Linehan	2/12/2024
	City Administrator	Mike Chambless	Click or tap to enter a date.

DEPARTMENT:	Parks & Public Works		
STAFF:	Tom Holmes		
COMMITTEE:	Parks & Public Works	COMMITTEE DATE: March 5, 2024	
EXHIBITS:	1. Sewer Participation Agreement 2. Sewer Connection Fees		

AMOUNT OF EXPENDITURE	\$ 0
AMOUNT BUDGETED	\$ 0
APPROPRIATION REQUESTED	\$ 0

SUMMARY

INTRODUCTION

Property Owner outside city limits has requested connection to City sewer system from parcel 312408-9051, located at 9525 384th Ave SE, in unincorporated King County.

LEGISLATIVE HISTORY

As adopted in 1989 via Ordinance 627, Section 13.04.320 of the Snoqualmie Municipal Code provides that properties outside the city which have not been subject to a sewer assessment or that do not otherwise qualify for sewer service may be connected to the city’s public sewer system only if the owner executes a standard participation agreement and the council concurs therewith.

The standard participation agreement must meet the requirements set forth in SMC 13.04.330(A) through (F). The six requirements for the contract are:

- A. That the property owner warrants that he is the owner of that property with full authority to bind the property with the covenants and conditions contained in the contract;

B. The property owner shall subject his property to the terms of the contract and shall use the public sewer of the city in accordance with the rules and regulations of the city as they may be amended from time to time, and that the property shall be subject to the regular schedule of sewer service charges of the city as may be from time to time fixed by the city for its use classification, including, if the city so provides, a reasonable split rate for property served in particular areas;

C. That the property described in the contract shall be the only property served with sewer service pursuant to that contract;

D. That the property subject to the contract shall be subject to liens, penalties and interest for nonpayment of sewer service charges to the same extent as any other property served by the city;

E. That the property owner and his successors in interest shall not object to any annexation to the city or the formation of any utility local improvement district, the area of which may include the property subject to the contract. Credit shall be given on assessment for any reasonable cost incurred by the property owner in installing his own sewer lines which have been deeded to the city.

F. The contract shall be filed for record at the office of the King County auditor and shall constitute a charge against the property and a covenant running with the land and shall bind the property and all of the future owners thereof.

Additionally, SMC 13.04.350 gives the Council the right to impose additional conditions on the standard participation agreement if warranted by the circumstances of the particular parcel seeking connection.

BACKGROUND

Snoqualmie Municipal Code (SMC 13.04) allows properties to be connected to the sewer system and served when the owner executes a standard participation contract, and the City Council concurs.

ANALYSIS

Staff has determined that the nearby sewer pipe has capacity, provided the City allows for surcharging in the sewer main located on 384th Ave. As a general guide to the City Council, it is worth noting that from a practical operational standpoint, it is preferable to have the peak hour flow conveyed by gravity without surcharging. Surcharging occurs when a greater volume of wastewater than what the collection system can convey in a given amount of time is present in the pipe. The surface of the wastewater in the manhole will rise above the top of the collection pipe, and the system becomes under pressure for a brief period, as compared to its normal state under atmospheric pressure. The city has a CIP project to replace the main on 384th to reduce the potential for surcharging, anticipated to be completed in Summer of 2024.

Authorizing the Sewer Participation Agreement will allow City staff to issue a utility permit and issue the certificate of sewer availability as needed.

BUDGET IMPACTS

This action will allow the City to recover an estimated \$8,354 in general facility charges and administrative fees in compliance with the Snoqualmie Municipal Code, along with monthly residential sewer rates in accordance with Section 13.08.010. The fee estimate breakdown is included in the table below:

DESCRIPTION	AMOUNT
Direct Charges	\$ 700.00
General Charges	\$ 8,354.00
Latecomer Fees	\$ 7,965.70
TOTAL DUE	\$17,019.70

NEXT STEPS

Signatures, collect fees, issue permits.

PROPOSED ACTION

Move to approve Sewer Connection and standard participation agreement for the property located at 9525 384th Ave SE 98065, King County Parcel #312408-9051