

BAKER AND NORTH STAR SUBDIVISIONS PROPOSED WATER AND SEWER EXPANSION PROJECT NEWSLETTER

THE PROJECT

The City of North Pole's long-term goal is to provide piped water and sewer service to all homes and businesses within the City limits. This will provide residents with a reliable, high-quality water source and reduce the risk of groundwater contamination and expensive maintenance costs associated with failing septic systems.

Baker and North Star Subdivisions currently use individual wells and septic systems. Individual house reports on file with the Alaska Department of Environmental Conservation indicate that about 90% of the septic systems in these subdivisions have failed in the past 20 years. Well depths range from 20 feet to 50 feet, with most shallower than the 40 feet required for new construction, making them susceptible to contamination. Just one failed septic system can contaminate drinking water sources shared by many well users.

Fire protection for both subdivisions relies on water brought in tanker trucks. Building a piped water line would make it possible to install fire hydrants, which would improve fire-fighting capabilities and could lower your homeowner's insurance rates.

Much of the preliminary engineering work for expanding the water and sewer system to Baker and North Star Subdivisions was done in 1997. The enclosed drawings show the preliminary water and sewer line routes, cross-sections, and supporting facilities. Construction would take place primarily within the street rights of way and utility easements, although the City will need to acquire small amounts of property for the supporting facilities. Water and sewer line services would be extended to the edges of the property lines (or easements, where they exist).

WE NEED YOUR HELP!

Now we need to confirm that the project is still needed, wanted, and feasible. **Community support and a well-documented proof of need are essential in order to obtain state and federal funding to pay for the project.**

YOUR INPUT is needed to verify that the need for a clean, high quality drinking water source and publicly maintained sewer and water systems still exists. Please fill out and return the enclosed questionnaire, which asks about your well and septic systems. Space is provided for you to ask questions and to tell us about any concerns you have.

A public meeting will be held at City Hall on January 16, 2008, so that we can discuss your questions and present a more detailed description of the project and what it would mean to you. Please plan to come!

THE PROCESS

We are working to update the background information and re-confirm the need for the project. This information will be used to apply for funding from federal and state agencies so we can **minimize the final costs to you.**

As part of the grant applications, we will be preparing two reports, which we expect to complete in April 2008. The first is a Preliminary Engineering Report providing an updated review of the existing system and the proposed project, including estimates of the cost to build, operate, and maintain the expansion. The second is an Environmental Report discussing the environmental effects of the proposed expansion as compared to doing nothing.

BENEFITS TO YOU

- **Safe and clean water**
- **Eliminated costs due to failed septic systems and well pumps**
- **Eliminated annual/biannual septic pump cost**
- **Increased property value**
- **Lower homeowner's insurance rates**
- **Reconstructed roadways**
- **Reliable services**

Construction would begin only after the need for the project is confirmed and the funding is secured; the earliest possible timeframe is the summer of 2009.

FUNDING

Partial funding for the project has already been secured through the Alaska Department of Environmental Conservation. Additional money will come from the U.S. Department of Agriculture's Rural Development Program, and other sources if needed.

More grant funding from state and federal agencies means a lower overall cost to you. However, the project funds will only pay for construction up to the property/easement line. The service connection from that point to the building(s) on each lot will be the responsibility of the property owner. On average, homeowners can expect to pay \$14,500 to connect to the new systems, although this estimate is general and each home's unique layout may result in a lower or higher actual cost.

Based on the City's adopted monthly rates for 2010, homeowners can expect to pay about \$60 per month for water and \$42 per month for sewer services, depending on usage. By City ordinance, **every residence would have to connect to the City system** within two years after the new water and sewer lines are built.

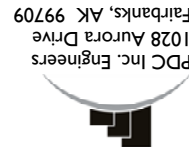
Dear Baker or North Star Subdivision Resident,

You are invited to attend a neighborhood meeting Wednesday, January 16, 2008, at North Pole City Hall to review and discuss the expansion of piped water and sewer services to your subdivision. The meeting will be held from 5:30 pm until 8:00 pm with a presentation by PDC Inc. Engineers at 6:00 pm. Feel free to join the meeting at any time.

We look forward to your presence at this important meeting.

Sincerely,

Doug Isaacson, Mayor
City of North Pole



**BAKER AND NORTH
STAR SUBDIVISIONS
PROPOSED
WATER AND SEWER
EXPANSION**

A stylized illustration of several people sitting around a table, engaged in a meeting or discussion. Some are holding papers or bags.

PUBLIC MEETING
North Pole City Hall
Wednesday,
January 16, 2008
5:30 pm – 8:00 pm
(stop by anytime!)
Presentation at 6:00 pm
with informal discussion

QUESTIONS?

Please join us in January for the public meeting and return the enclosed questionnaire so that your voice is heard. You are a crucial part in the overall process and project success!

We are here to answer any questions – please feel free to visit the project website at www.pdcprojects.info (after January 1st) or contact us directly at:

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The City of North Pole has retained PDC Inc. Engineers to develop this utility expansion project. PDC's project manager, Karen Brady, will be working closely with the City to address your needs and concerns during this process.