



# Sonoma Water

Clean. Reliable. Essential. Every day.

# Larkfield Estates Sewer Collection System

**COMMUNITY MEETING  
OCTOBER 2, 2019**

    [sonomawater.org](http://sonomawater.org)



# Project Overview

- 146 parcels in the Project Area
- Voluntary participation
- Financing Available for:
  - Construction Costs (\$41,700)
  - Sewer connection fee (\$12,200)
- Loans for construction costs and sewer connection fees are placed as a lien on the property
- **Deadline to participate in the project is October 8, 2019**



# Signing Up for the Project

## If you have **ALREADY** told us you are interested:

- We have requested a preliminary title report and prepared documents.
- We will contact you to make an appointment to come in to sign documents. We will provide a notary.
- We will record the documents and provide you with copies.

## If you have **NOT** told us you are interested:

- You have until **Oct. 8** to notify us of your participation.
- Once you notify us, we will have a title report prepared and draw up the agreements.
- We will contact you to come in to sign documents. We will provide a notary. We will record the documents and provide you with copies.

**If you are *not sure* of your status, ask us!**

# Estimated Project Schedule

<b>Construction Bid Awarded</b>	<b>10/15/2019</b>
<b>Contractor's Notice to Proceed</b>	<b>12/2/2019</b>
<b>Site work begins</b>	<b>1/6/2020</b>
<b>Substantial Completion</b>	<b>8/8/2020</b>
<b>Final Completion</b>	<b>9/7/2020</b>

# Larkfield Sewer System Cost per Parcel

## Public Sewer Costs

*The cost for design and construction of the public sewer mains and appurtenances is shared among all parcels in the area to be served.*

Design and Inspection	\$ 1,591,900
Bid Price for Construction of Public Sewer Mains	\$ 3,219,300
Total	\$ 4,811,200
Number of Parcels Served	146
<b>Cost per Parcel for Public Sewer</b>	<b>\$ 33,000</b>

*Note: Property owners who choose to participate in the project after the Oct. 8, 2019 deadline, will not be able to participate in the financing available from Sonoma Water, and will be required to hire their own contractors to connect to the public sewer. Such property owners would only be charged the public-sewer portion of the project. Actual share of costs may be higher when final construction costs are calculated.*

## Lateral Construction (sewer main to property line) and Financing Document Costs

*The cost for the individual title reports for the financing program and for construction of the laterals serving individual parcels is shared amongst the properties connecting to the sewer mains as part of this project.*

Title Report and Loan Documents	\$ 36,000
Bid Price for Construction of 56 Laterals	\$ 453,600
Total	\$ 489,600
Number of Parcels Served	56
<b>Cost per Participating Parcel for Lateral Construction and Financing Documents</b>	<b>\$ 8,700</b>
<b>Total Cost for Public Sewer &amp; Lateral Construction and Financing Documents</b>	<b>\$ 41,700</b>



# Payment schedules

## Fiscal Year 2019/2020 ALWSZ Connection Fee Loan

20 Year Term 2% Interest Rate

Tax Year	Beginning Balance	Payment	Interest	Principal	Ending Balance
2020	\$ 12,214.56	\$ 747.02	\$ 244.29	\$ 502.73	\$ 11,711.83
2021	11,711.83	747.02	234.24	512.78	11,199.05
2022	11,199.05	747.02	223.98	523.04	10,676.01
2023	10,676.01	747.00	213.52	533.48	10,142.53
2024	10,142.53	747.00	202.85	544.15	9,598.38
2025	9,598.38	747.00	191.97	555.03	9,043.35
2026	9,043.35	747.00	180.87	566.13	8,477.22
2027	8,477.22	747.00	169.54	577.46	7,899.76
2028	7,899.76	747.00	158.00	589.00	7,310.76
2029	7,310.76	747.00	146.22	600.78	6,709.98
2030	6,709.98	747.00	134.20	612.80	6,097.18
2031	6,097.18	747.00	121.94	625.06	5,472.12
2032	5,472.12	747.00	109.44	637.56	4,834.56
2033	4,834.56	747.00	96.69	650.31	4,184.25
2034	4,184.25	747.00	83.69	663.31	3,520.94
2035	3,520.94	747.00	70.42	676.58	2,844.36
2036	2,844.36	747.00	56.89	690.11	2,154.25
2037	2,154.25	747.00	43.09	703.91	1,450.34
2038	1,450.34	747.00	29.01	717.99	732.35
2039	\$ 732.35	\$ 747.00	\$ 14.65	\$ 732.35	\$ -

## Larkfield Estates Sewer Construction Loan

20 Year Term - 10 Year Grace Period 2.5% Interest Rate

Tax Year	Beginning Balance	Payment	Interest	Principal	Ending Balance
2030	\$ 41,700.00	\$ 2,674.94	\$ 1,042.50	\$ 1,632.44	\$ 40,067.56
2031	40,067.56	2,674.94	1,001.69	1,673.25	38,394.31
2032	38,394.31	2,674.94	959.86	1,715.08	36,679.23
2033	36,679.23	2,674.94	916.98	1,757.96	34,921.27
2034	34,921.27	2,674.94	873.03	1,801.91	33,119.36
2035	33,119.36	2,674.94	827.98	1,846.96	31,272.40
2036	31,272.40	2,674.94	781.81	1,893.13	29,379.27
2037	29,379.27	2,674.94	734.48	1,940.46	27,438.81
2038	27,438.81	2,674.94	685.97	1,988.97	25,449.84
2039	25,449.84	2,674.94	636.25	2,038.69	23,411.15
2040	23,411.15	2,674.94	585.28	2,089.66	21,321.49
2041	21,321.49	2,674.94	533.04	2,141.90	19,179.59
2042	19,179.59	2,674.94	479.49	2,195.45	16,984.14
2043	16,984.14	2,674.94	424.60	2,250.34	14,733.80
2044	14,733.80	2,674.92	368.35	2,306.57	12,427.23
2045	12,427.23	2,674.92	310.68	2,364.24	10,062.99
2046	10,062.99	2,674.92	251.57	2,423.35	7,639.64
2047	7,639.64	2,674.92	190.99	2,483.93	5,155.71
2048	5,155.71	2,674.92	128.89	2,546.03	2,609.68
2049	\$ 2,609.68	\$ 2,674.92	\$ 65.24	\$ 2,609.68	\$ -

# Questions & Answers



Sonoma  
Water



**Sonoma  
Water**

Barry Dugan  
Principal Programs Specialist  
[Barry.dugan@scwa.ca.gov](mailto:Barry.dugan@scwa.ca.gov)

    [sonomawater.org](http://sonomawater.org)