

## Terrebonne Sanitary District

### Responses to Jim Wilhelm's Questions

1. Of the 96 annexation requests, how many are adjacent to the planned lines?
  - *Approximately 33 properties that applied for annexation are near the planned sewer lines, and 8 properties are directly adjacent to these lines.*
2. How many total EDUs do you expect on day one?
  - *The estimate and goal of the TSD is to connect 160 EDUs to the system during the first 12 months of system operation (estimated 2027-2028). There are approximately 160 existing EDUs within the current District boundary, including commercial, residential, and industrial properties. Over time, there is potential for 60-100 additional EDUs to be added by new development on vacant or underdeveloped lots within the District. Additionally, annexation of properties into the District could facilitate connection of 6-10 EDUs in the near term, with more added in the future as the system expands and new EDUs are developed. The initial connections to the system will likely include combination of existing, annexed, and developed EDUs.*
3. Do these properties understand their projected cost to connect?
  - *Connection costs are not yet known or established by the District, but estimates have been shared with the public through open houses, newsletters, and information posted on the website. Individuals' understanding of project cost estimates vary, depending on their review and comprehension of the information made available to them. Annexation applications were mailed to all property owners in the unincorporated community boundary, including District contact details for questions. Some property owners chose to apply for annexation, while others did not. Connection costs are not yet established, and the current annexation policy does not require annexed properties to connect to the system. Efforts are ongoing to educate property owners as costs are confirmed over time. Ultimately, homeowners will be able weigh the costs and benefits of connecting to the sewer system vs. installing and maintaining an onsite wastewater system. Don't forget - onsite wastewater systems can be very expensive to construct and maintain - if even deemed feasible by Deschutes County / DEQ.*

4. How do you plan on annexing the 60 homes in Terrebonne Estates? Through a vote or require them to connect? Do these properties understand their projected cost to connect?

- *The TSD **does not** have an official plan to annex the homes in Terrebonne Estates. The CWSRF planning application proposes further study of the feasibility of providing sewer service to this area and coordinating with the TPUD and DEQ. The owner of the Terrebonne Private Utility District (TPUD) has inquired with the TSD regarding the potential for Terrebonne Estates to be integrated into the public sewer system in the future. These discussions are very preliminary, and many details would need to be explored to determine if it is in the district's best interest to allow annexation of Terrebonne Estates. The TPUD will need to work closely with its ratepayers in Terrebonne Estates, legal counsel, DEQ, and the TSD to determine if it is in the best interest of all to annex in Terrebonne Estates.*
- *Annexations are governed by Oregon Revised Statutes (ORS) Chapter 198, which outlines the legal pathways for special district boundary changes. Annexations typically require a petition from property owners or residents, a public hearing, and approval from the district board. In some cases, a vote may be required depending on the circumstances. The TSD cannot force an annexation at will; the process must comply with these legal requirements. If property owners in Terrebonne Estates wish to annex into the TSD for public sewer service, they will need to prepare, circulate, sign, and submit an annexation petition with a map and legal description per ORS 198.*

5. What is and when will the District Management Plan be written? Before or after loans are secured?

- *The District Management Plan (DMP) will serve as a comprehensive set of documents outlining how the district will function, including operating procedures, application forms, ordinances, and resolutions. Some initial ordinances and resolutions have already been prepared and approved by the board for inclusion in the plan. However, many additional elements, including other District documentation, will be developed using CWSRF planning funds. The Plan will act as an umbrella for these efforts and will be finalized after loans are secured. Some questions the Plan will seek to address include: Who will maintain the system? What would it cost per year for a maintenance contractor to provide proactive and reactive maintenance for the STEP system? What is the process for officially*

*setting rates and fees? What Early connection incentives/discounts, ratepayer hardship programs, and/or SDC financing options can be offered? How is onsite STEP tank/pump system construction and maintenance handled? How will access easements be provided for onsite STEP system maintenance? How is the onsite equipment obtained by property owners? How will customers pay for District services? What is the sewer connection application procedure? How will the District decide where and when to extend sewer mainlines? Many of the questions posed to the TSD will likely be addressed through this District Management plan. The TSD was recently formed and is doing its best to get properly setup.*

6. How many unpermitted sewage injection wells are in the District?

- *The Deschutes County Environmental Health Department and DEQ are aware of several unpermitted sewage injection wells in Terrebonne. However, because they are unpermitted, it is impossible to know the exact quantity and locations of sewage injection wells. Properties with a home or (sewer generating) business, but no onsite permit is on file, may be served by a sewage injection well installed 40 or more years ago. Contact Todd Cleveland (541) 617-4714 or DEQ regarding sewage injection wells in Terrebonne.*

7. How many unpermitted sewage injection wells are in Terrebonne?

- *See answer above.*

8. You note that it “will help reduce sprawling development upon farmland.” Is this happening near Terrebonne now? Where and how many times? And the sewer will not cause sprawl along its lines?

- *In Terrebonne, many vacant lots within the Hillman Plat and the unincorporated community boundary are currently unbuildable due to septic system infeasibility. A centralized sewer system would enable development on these lots and promote infill development. This approach could help reduce pressure on surrounding agricultural and natural lands for residential development by creating new, cost-effective options within the existing community boundary. The sewer lines will facilitate development only within its service area, which is currently just a small portion of its ultimate boundary - the Terrebonne Unincorporated Community (TUIC) boundary. The Terrebonne Unincorporated boundary includes special overlay zones that manage growth and development of the Terrebonne Community in a manner that is more urban than the*

*surrounding rural zones. Development within a community boundary is not the same as sprawl.*

9. “A framework ... has been created to ENSURE long-term financial reliability and viability.” If this is the same budget but out in 2021, does it ENSURE or estimate?
  - *The financial framework provides estimates rather than guarantees. Long-term reliability is supported through detailed financial planning, including grants, loans, connection fees, and sustainable rate structures. While exact numbers are subject to change, the District aims to balance affordability with operational sustainability in its financial planning.*
11. “Ratepayer hardship program” What is this? Is it ONLY if you get a grant?
  - *In general, the ratepayer hardship program would provide financial assistance to eligible users. The details and terms of this program are not yet determined. The ratepayer hardship program is just an idea at this point that the District intends to further develop and formulize under this planning grant, based on constituent needs, available funding sources, and example programs effectively administered by other sanitary districts. While not entirely grant-dependent, its scope and sustainability are likely tied to available funding.*
12. “Assess feasibility of annexing additional properties.” Does this mean if you have the funds?
  - *No, this is not about assessing whether annexation is financially feasible. This refers to further coordination with the TPUD and DEQ regarding the complexities and nuances of the TPUD seeking to annex Terrebonne Estates into the TSD (discussed earlier in application). If annexation is desired by the TPUD and homeowners in Terrebonne Estates, the TSD will need to study and coordinate further on technical integration, connection alternatives, DEQ permit obligations, financial implications, etc. to ensure a smooth and legal transition.*
13. You use the term “natural infrastructure.” What is this? You mention Redmond Wetlands (sewer). Is this natural infrastructure?
  - *“Natural infrastructure” refers to the use of ecosystems, like the Redmond Wetlands Complex, to treat wastewater sustainably. The Terrebonne STEP collection system will discharge to the Redmond Wetlands Complex, which integrates wetlands for treatment and disposal, benefiting both the environment and the community.*
14. You note this “will help restore and enhance ecosystem functions.” How?

- *The project helps restore ecosystem functions by facilitating the removal of groundwater contamination sources, reducing effluent surfacing, and supporting the Redmond Wetlands Complex's role in habitat restoration and water quality improvement.*

15. You note that the system will “reduce the risk of exposure to contaminants from surfacing effluent and groundwater pollution.” Has this ever happened here? If so, when?

- *Yes, failures of septic systems in Terrebonne have led to effluent surfacing, posing health and environmental risks. Specific cases include documented issues in public areas and private properties. Septic failures have caused wastewater effluent overflows into grocery store and restaurant parking lots, to name a few examples. For more info on past onsite system failures and related health/environmental risks, you can inquire with Todd Cleveland at (541) 617-4714.*