



Carmel Area Wastewater District

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December 28, 2023

Subject: Cover Letter for Revised Assessment Ballot

The enclosed package includes the following documents:

1. Cover Letter for Revised Assessment Ballot (This Letter)
2. Revised Preliminary Assessment Engineer's Report (Monterey Bay Engineers, Inc.)
3. Supplemental Letter from Assessment Engineer (Monterey Bay Engineers, Inc.)
4. Notice of Proposed New Assessments and **Revised** Assessment Ballot (Blue Ballot)
5. Fire House Community Meeting Flyer (Thursday, January 18, 2024)

Dear Property Owners,

In preparation for the revised ballot vote that will occur at the February 22, 2024 board meeting at 2.p.m., which will include a public hearing regarding the Corona Road Assessment District, some additional instructions and information are listed below to assist you in this process.

Ballots previously submitted to the District are no longer valid due to a minor change in the assessment. The Preliminary Assessment Engineer's Report from Monterey Bay Engineers has been revised to reflect Parcel #8 not being included in the assessment calculation (see page 8 of Assessment Engineer's Report). This did not change the individual assessments; however, the total of all assessments is now \$3,864,000.00.

Instructions for Casting your Ballot:

1. Read the Notice of Proposed New Assessment [Revised Ballot](#).
2. Verify the ballot information (e.g., Assessment number, Assessor Parcel Number (APN), Owner's name, and address).
3. You must check the appropriate box above your signature to state your vote.
4. Sign the ballot. [Any unsigned ballots will not be counted.](#)
5. Detach the top portion of the ballot and insert into the prepaid envelope marked **"OFFICIAL BALLOT ENCLOSED -- ASSESSMENT BALLOT -- DO NOT OPEN UNTIL PUBLIC HEARING"**
6. Seal the envelope.
7. Tape the back of the envelope to make sure it is sealed.
8. Drop the sealed and stamped envelope in the mail OR hand-deliver the sealed envelope to the District office at 3945 Rio Road, Carmel.
9. If there are any corrections needed contact the District immediately.
10. The deadline for receiving ballots is the close of the public hearing, which will be held on Thursday, February 22, 2024 at 2:00 p.m. Ballots post-marked but not actually received by the close of the public hearing will not be counted.
11. If you have already submitted a ballot it is NO longer valid. In order for your vote to count it must be submitted on the revised ballot.

Estimated Annual Bond Payments:

For those parcels who may choose to have the assessment financed by bond, the \$69,000 assessment will be financed over a period not more than 40 years. The actual annual payments for the bond cannot be determined until bonds are issued. It is estimated that the annual bond cost over 30 years could be about \$4,850 per year (for each \$69,000 assessment). This is only an estimate.

Additional Costs to Connect to Sewer Not Included in Assessment:

If the assessment district passes, each parcel will be assessed a maximum \$69,000 per parcel (except for the parcel receiving a double assessment) as its share of the total project costs. When each parcel actually connects to the new sewer system, it will incur additional costs. These additional costs are not included in the \$69,000 assessment amount. These additional costs (in general) would include:

1. The standard CAWD connection fee, which is currently \$9,044.34 per equivalent residential unit. The connection fee goes up over time and would be assessed at the current rate at the time the new user connects to sewer. This connection fee is a one-time fee.

2. There is construction cost for the addition of a private sewer lateral from the residence/business to the sewer in the street and decommissioning of old septic tanks. The costs for installing a private sewer lateral can vary depending on the location of the home/business relative to the mainline sewer, and whether the home is at a higher elevation than the mainline sewer in the street.

If the home is at a low elevation relative to the sewer in the street, or if topography does not allow gravity flow, then a private ejector pump station is required to lift sewage to the mainline in the street. The costs to install a private sewer lateral can be substantial and can range from \$10,000 for a simple gravity lateral, to upwards of \$30,000 or more if an ejector pump is required.

3. Also, after new users connect to the sewer they will be required to pay the normal annual CAWD user fee. The current residential user fee is \$952.82 annually. User fees are added to the parcel's regular property tax bill after connection. Each year these annual fees are reviewed and are subject to increases over time. If there is an Accessory Dwelling Unit (ADU) on the property and it is not connected to the house an additional annual user fee is charged by the District.

We appreciate your participation in this public process of potentially forming a sanitary sewer assessment district in your neighborhood. We encourage you to cast your vote.

Sincerely,

Barbara Buikema

Barbara Buikema (Dec 28, 2023 16:46 PST)

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Cover Letter & Instructions for Corona Road Ballot

Final Audit Report

2023-12-29

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