

## PCA SEWER QUESTIONS TO TOWN OF PARADISE

1. The Town's sewer project's cost, based on the Chico alternative, for both pre-development and development, is presently estimated at \$ 26-\$28 million. However, according to public statements from Town officials, the study phase won't be completed for another 5 years, and construction of the entire system won't be completed for 20 years.

Based on this extended time frame, how much higher are the projected pre-development and development estimates expected to exceed the current estimates?

2. What is the Town's Plan B, if any, for the treatment and disposal if the Chico alternative, for whatever reason, doesn't work out? What will this mean to estimated to estimated project time lines, required regulatory approvals, and project costs?
3. The Town has already identified those commercial properties in the defined sewer project which currently have or will have failed septic systems. What percentage of the total developed commercial properties within the defined sewer district already have or are projected to have failed septic systems in the next 10 years? 20 years?

What are the specific health and safety risks to our environment, if any, if this problem of failed or failing septic systems is not addressed?

What are the specific impacts to our local economy, if any, if this problem of failed or failing septic systems is not addressed?

4. Is there another possible remedy for these commercial properties to resolve their failed septic system problems other than a sewer?
5. What is the percentage of the total businesses in the defined sewer district who own their own commercial property?
6. What are the actual number of undeveloped commercial properties in the defined sewer district which would be able to either expand their existing business or develop additional commercial businesses on the same site if they were on a sewer system?

What does this mean specifically in terms of potential economic growth to our local economy?

7. It's our understanding that the TOP is planning to fund as well as finance the sewer project from a combination of different revenue/income sources, such as grants, possible income-generating projects related to the sewer system, and public financing (i.e. revenue bonds, etc.) or long term, low interest loans financed through assessments on commercial properties in the defined sewer district.  
What is the percentage of the total sewer project costs (pre-development &

development) that the TOP is seeking to offset with grants and income generating initiatives which would in turn reduce the assessments on business and commercial property owners in the defined sewer district?

8. What is the projected amount of the sewer project's total estimated cost that will be financed through an annual tax assessment on the business and commercial property owners in the defined sewer district?

How many years will it take to retire this publicly financed portion of the sewer project?

Will this annual levied tax assessment vary from one commercial property to another in the sewer district based on different variables or will the levied tax assessments be the same for every commercial property in the sewer district?

What will be the business and commercial property owners<sup>1</sup> annual tax assessment?

9. Will the business and commercial property owners in the sewer district be required to pay for their sewer connection fees?

What will be the percentage, if any, of their total sewer connection fees that the business and commercial property owners will be required to pay?

If the business and commercial property owner in the sewer district is required to pay any portion of their sewer connection fee, will they be required to pay this amount up front at time of connection, or allowed to amortize their connection fee cost as part of their overall annual tax assessment?

10. In addition to the annual tax assessment levy, will commercial property owners in the sewer district be receiving a monthly or bi-monthly sewer bill that covers sewer system operational expenses such as ongoing sewer system maintenance & repairs, future sewer system upgrades, and in the case of the Chico alternative, charges by the City of Chico for use of its sewer system infrastructure and treatment plant?

11. Does the TOP plan to phase the project? If so, how will the financing be structured to accommodate a large portion of the sewer system infrastructure having to be constructed and operationally in place from the very beginning (including improvements to the Chico system i.e. lift stations, etc.).

12. What is the overall, projected net gain in business and economic growth which will result from having a sewer system in the downtown/ commercial-zoned areas in our community, and how does this compare to future projected business and economic growth for Paradise that would occur without a sewer system?