

Questions from Community Meeting – 4/20/2017
Van Buren Community Facilities District

Q: Does this CFD include both commercial and residential properties?

A: The Van Buren Sewer CFD is voluntary. If a commercial or residential property owner wanted to connect to sewer, then they will be able to join this CFD by stating their intent in writing or by email. Please check the website for further details.

Q: Will utilities be placed underground at the same time as this construction?

A: No, this project is independent of any undergrounding or overhead utilities.

Q: Will the City annex this property once the sewer is in.

A: Per City representatives, the City has no current plans to annex the Woodcrest area into its boundaries.

Q: Is the City of Riverside and the County going to pay for the project? Then, if people wanted to connect in later, they could do so and pay at that time.

A: Neither the City nor the County have funds to construct the sewer. That is why the CFD structure is being presented. This will allow the property owners to have access to the sewer and spread the cost over several years. There is an option for property owners to connect to the sewer later, but they will pay a catch up tax to pay their fair share of the project at the time they want to connect.

Q: Is there a limit to how much tax each property can be assessed? What will the cost per person be?

A: There is a limit to how much of the apportioned costs may be collected on the property tax bill. The County's current fiscal policy limits the amount of debt that can be placed on a property tax bill. The policy requires that any debt that is to be placed on the property tax bill does not cause the overall debt on the property to exceed 2% of the value of the property.

The cost per person will be determined once we know how many people would like to participate. The more that join the less the cost is per person.

Q: What is the cost for the sewer for the County portion and the City portion?

A: The cost has not been broken up into County or City portion. Rather, it is treated as a whole project since the new sewer pump station needed for this project will take in flow from both the City and County.

Q: What is the meaning of the different colors on the map?

A: The different colors represent study areas from the original engineers report done in 2016. This is what we are using as a starting point to get an idea of what the CFD will look like. This does not reflect the new boundary. The new boundary will be confirmed once we have heard from all property owners that they want to be included.

Q: Where does the sewer line go?

A: The sewer will run from King Rd to Wood Rd. along Van Buren Blvd.

Q: Is the cost going to be based on usage? Will the charge be equitable?

A: Yes, the cost will be based on projected usage. The allocation formula will take into account the projected sewer usage based on property use.

Q: What is the term of the bonds?

A: We are currently looking at a 20 or 30-year bond issue. This will provide the most attractive costs for the property owners.

Q: Has the City spent \$900,000 and will it be repaid from the CFD?

A: Yes, The City has allocated \$900,000 for environmental, engineering, and Right of Way acquisition and it will be paid from the CFD once formed. The funds were borrowed from the Sewer Enterprise Fund in anticipation of the reimbursement.

Q: Where is the sewer connecting in Wood Road?

A: The sewer main will be connecting to an existing gravity main on Wood Road at Van Buren Blvd.

Q: How will residential/businesses already on sewer through City of Riverside be affected?

A: This project will not affect them; we have removed anyone with a current sewer connection.

Q: How will residential/businesses already on sewer through Western Municipal be affected?

A: This project will not affect those already on sewer with Western Municipal.

Q: How will current developments that are being required to install portions of the mainline be affected?

A: If they have an interim agreement, they would be part of the CFD and would switch service providers upon completion of the Van Buren sewer line. They would be required to pay their fair share of the new sewer project.