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**PUBLIC WORKS COMMISSION**  
OF THE CITY OF FAYETTEVILLE  
**ELECTRIC & WATER UTILITIES**

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November 26, 2014

«Sal» «First» «Last»  
«Mailing\_Address»  
«City\_State\_Zip»

***SUBJECT: Sanitary Sewer Utility Assessments for Areas 12 and 13 of the Phase 5 Annexation; Reference Pin No. «NAD83\_PIN» (Situs: «Situs»)***

Dear «Sal» «Last»:

On behalf of the City of Fayetteville, this letter contains information regarding assessments for the utility installation recently completed in the Arran Lakes West (Bailey Lake Road) and the Shenandoah/Shenandoah North areas and your opportunity to review and participate in an upcoming public hearing regarding the proposed assessment.

An assessment recommendation for the sanitary sewer improvements has been prepared and the proposed assessment for your property is \$«TOTAL». For all typical single family residential lots, the assessment is proposed on a per lot basis of \$5,000. This amount includes the owner's portion of installing the sewer mains and service laterals with the balance of the utility improvement project cost being shared between the City of Fayetteville and the Fayetteville Public Works Commission (PWC). For non-residential properties, a per front foot rate of \$55.56 with a 90' minimum plus \$1,563 (the average cost for installing a service lateral) shall apply. For properties that require a grinder pump, the property will be assessed \$5,000, however, please contact our Customer Programs Department to discuss our Grinder Pump Grant Program.

The Preliminary Assessment Roll, the document which includes the assessment recommendation and properties to which the assessment applies, is available for public inspection in the office of the City Clerk until January 12, 2015. The Fayetteville City Council will hold a public hearing at 7 p.m. on December 8, 2014 in City Hall located at 433 Hay Street for the purpose of receiving public comments regarding the recommendations.

If you feel your property will not benefit from the services that have been installed, the public hearing is your opportunity to address concerns about the recommended assessment of your property. If you desire to speak, you must register with the City Clerk by name and home address (in writing or in person) before 5:00 p.m. on or before December 8, 2014 at the City Attorney's office located on the second floor of City Hall. You may also register to speak between 6:30 and 7:00 p.m. on December 8, 2014 in the City Council Chambers at City Hall.

On January 12, 2015, the City Council will take formal action on the Assessment Roll, after which property owners who are being assessed will receive further information regarding their payment options. Responsibility for collecting the assessments has been assigned to PWC. The City of Fayetteville offers financial assistance in paying the sanitary sewer assessment for income-eligible families within newly annexed areas. To see if you are eligible, please contact Barbara Little with Fayetteville Community Development at 433-1598.

Please note that because the assessment is considerably less than actual cost, no further discounts are offered for payment in full. Those taking advantage of financing will have the option of monthly or annual installments which will be explained in greater detail in future correspondence.

We sincerely appreciate your cooperation and patience throughout this project and look forward to serving your utility needs.

Very truly yours,

**PUBLIC WORKS COMMISSION**

A handwritten signature in black ink, appearing to read 'Mark Brown', is positioned above the printed name.

Mark Brown  
Senior Customer Programs Officer

MB:cj