



Port Hadlock Urban Growth Area (PHUGA) Sewer System Project

Heidi Eisenhour, County Commissioner
Samantha Harper, P.E., Wastewater Project Manager

To Build Good
Projects...

You Need Good
People



Port Hadlock Wastewater System

Phase I - Initial Service Area with Urban Growth Area (UGA) Zoning

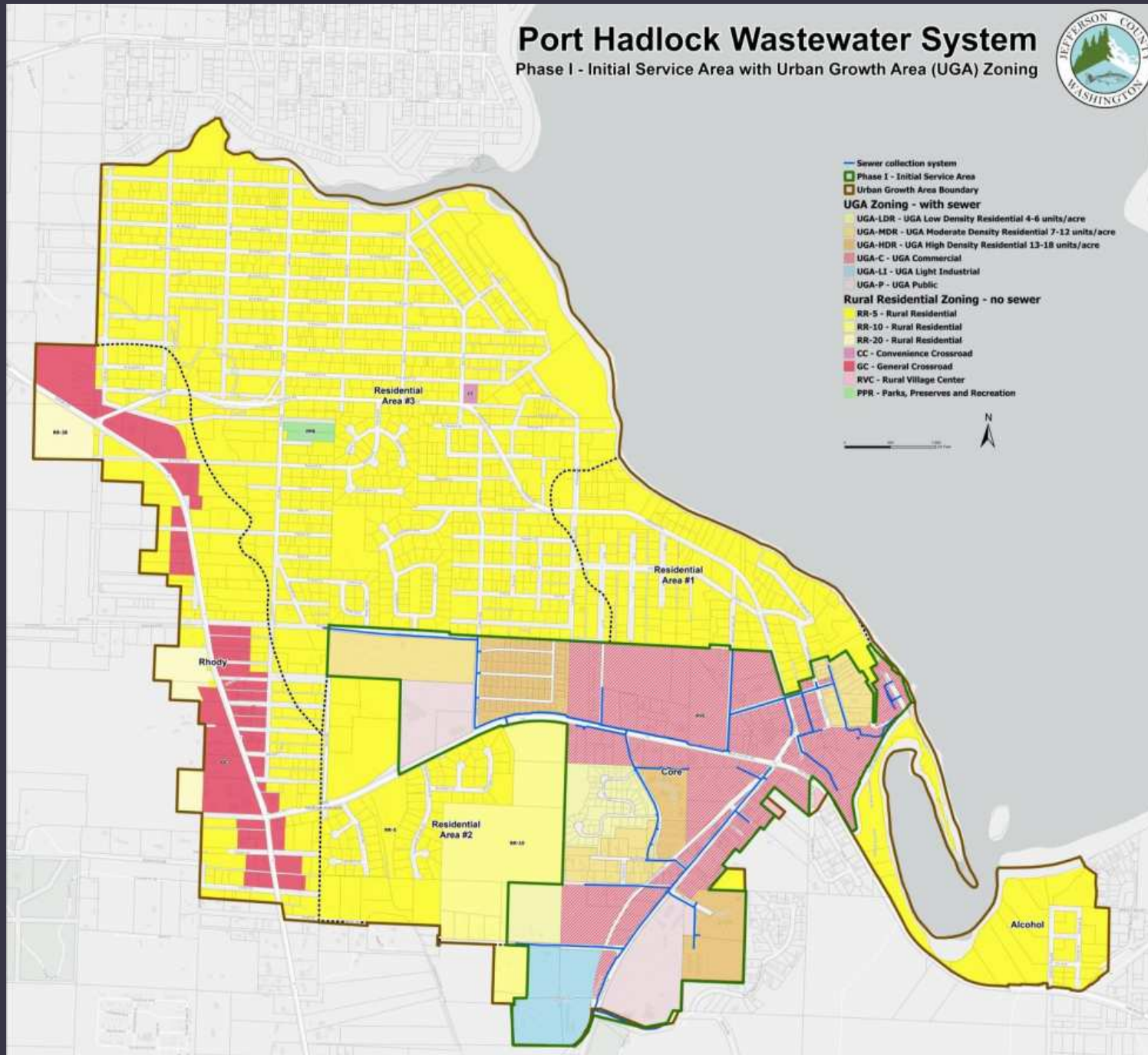


EXHIBIT A - PHASE I SERVICE AREA

Treatment
Plant

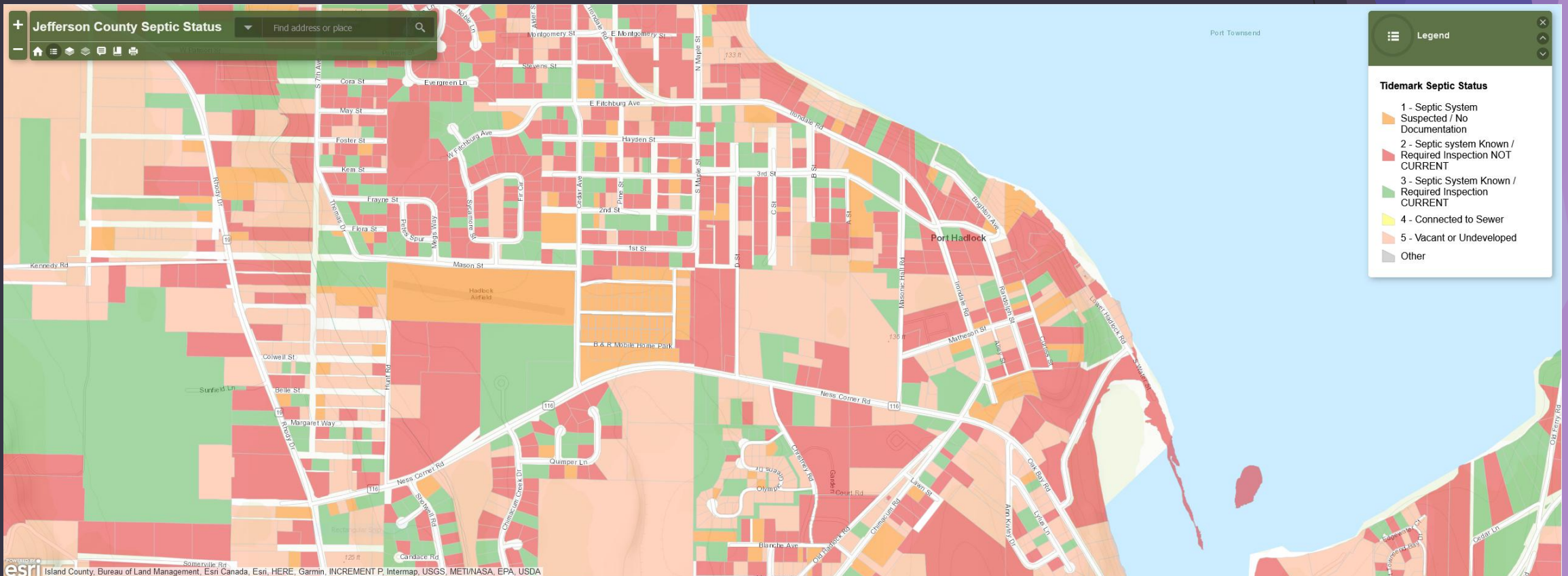
Reuse
Area

Legend

Phase I Area

Treatment Plant/Reuse

Septic system status...



Timeline

- ▶ 1990s Urban Growth Area (UGA) formed
- ▶ 2008 Sewer Facility Plan (Tetra Tech team)
- ▶ 2008 The Great Recession
- ▶ 2012 Pre-design, Studies, Land Acquisition (Fed appropriation + PWTF Loan)
- ▶ 2015 Port Gamble Ovivo project example
- ▶ 2018 Renewed interest (citizen/Commissioner)
- ▶ 2019 Final design State appropriation (\$1.5M)
- ▶ 2020 Update facility plan; just business core; pressurized with Ovivo unit
- ▶ 2020 Covid and Biden Infrastructure Funding
- ▶ 2021 \$20.1M State appropriation to complete design and for construction
- ▶ 2022 Other federal/state grants appropriations
- ▶ 2022 Begin Construction



PHUGA Sewer Project Construction Funding

Amount	Source	Administered By
\$3.4 Million	County - American Rescue Plan Act	County
\$20 Million	Rep. Tharinger and Legislature Appropriations	Dept. of Commerce
\$6.7 Million	State Revolving Fund and Centennial Grant	Dept. of Ecology
\$5.5 Million	Sen. Murray, Rep. Kilmer and Sen. Cantwell Appropriations	EPA
\$35.6 Million	Total Funding Package	

PHUGA Sewer - Very Low Debt

Amount	Source	Repaid By:
\$1.5 Million Loan (2012)	Public Works Trust Fund (2012 Design/Land)	0.09% “PIF” Tax
\$1.7 Million Loan (2023)	Dept. of Ecology (Coupled with \$5M “Grant”)	0.09% “PIF” Tax
	20-Year Loans with 0.5% Interest Rates	
	Customers are NOT paying down debt in their rates.	

The Phases of the PHUGA Sewer Project

Phase	Description	Schedule
1	Site Preparation, Utility and Rapid Infiltration Pond	Complete
2	Construction of the Membrane Biofiltration (MBR) wastewater treatment plant	Substantial Completion Plant operation Sept. 2025
3	Low Pressure Sewer Collection System	Complete March 2025
4	Stage 1 - Onsite Grinder Pump - Highest Water Users and Required to Connect	Complete
4	Stage 2 - Onsite Grinder Pump - Smaller Commercial and Multi-family	Substantial Completion Feb 2026
4	Northwest Wooden Boat School	Public Construction Bid Spring 2026

February 2024

Membrane Bioreactor Treatment Plant Site and Rapid Infiltration Facility



Port Hadlock Urban Growth Area (PHUGA) Water Reclamation Facility



20,000 gallon pool



- Manufactured by Ovivo, USA
- Membrane Bioreactor (MBR)
- Same treatment type as Port Gamble
- 24,000 gallons per day (startup)
- 72,000 gpd capacity and expandable
- Produces Class A reclaimed water
- Rapid infiltration south of Lopeman Road
- Biosolids to Port Townsend

Port Hadlock Urban Growth Area (PHUGA) Water Reclamation Facility

The [Washington State Department of Health \(Health\)](#) and Ecology are both required to review reclaimed water proposals. Our agencies work together to determine if proposed treatment methods and uses will protect public health and the environment, and not affect existing water rights. The lead agency is determined based on the type of facility that will reclaim the water. That agency will only issue a permit to operate the reclaimed water system after requirements from both agencies are met.



Reclaimed water is not wastewater. The process of reclaiming water uses advanced technologies to filter and remove pathogens and contaminants.

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- Membrane Bioreactor (MBR)
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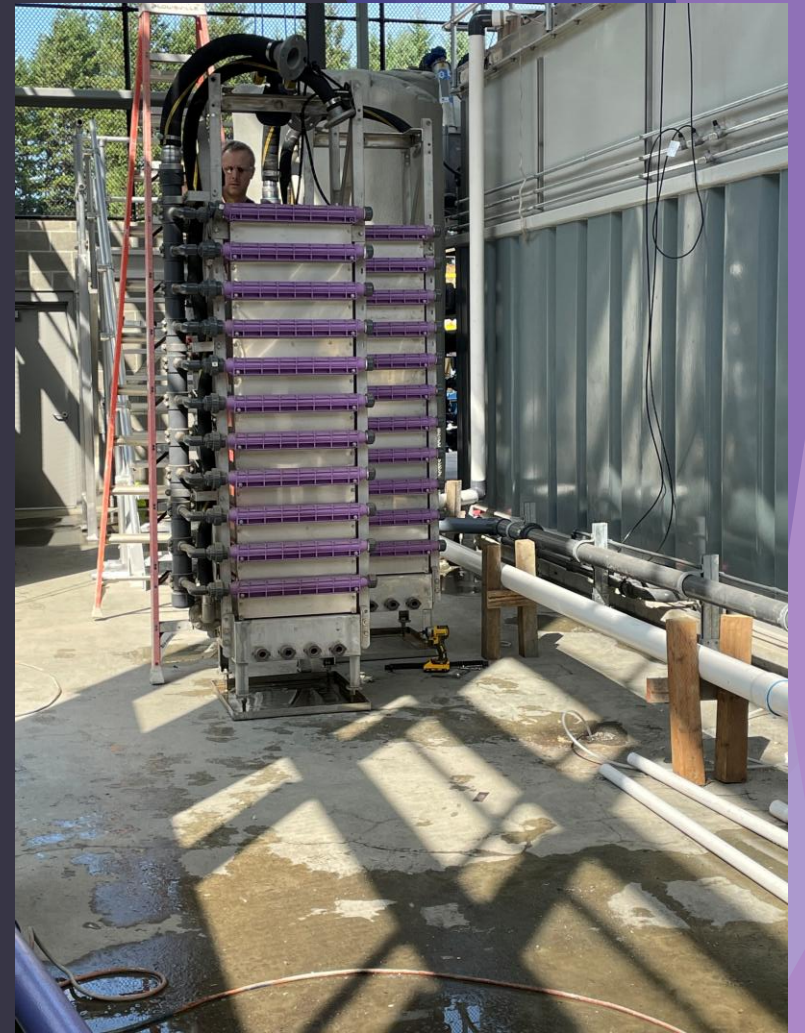
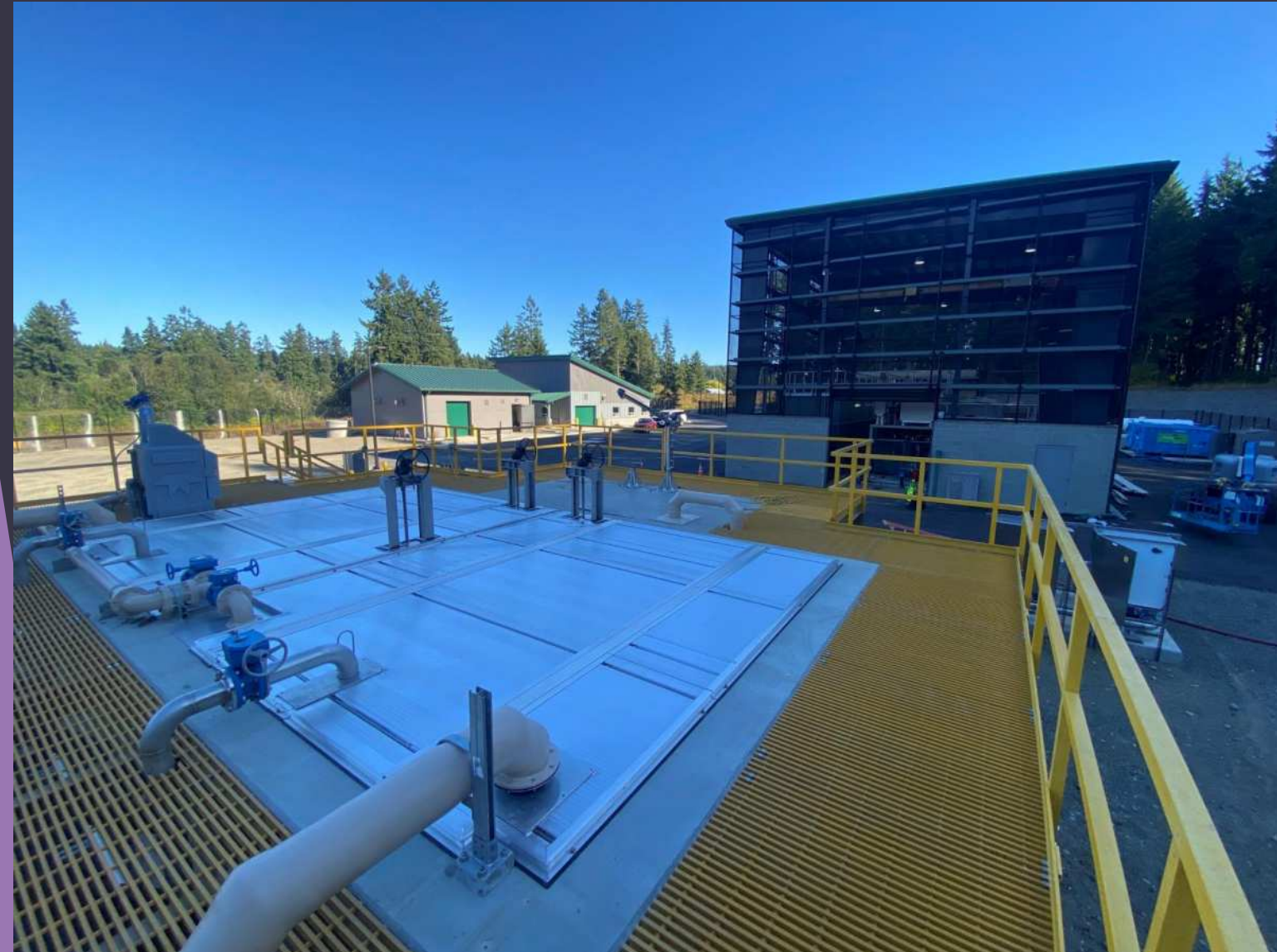
PHUGA Water Reclamation Facility



Phase 2

PHUGA Water Reclamation Facility

August 2025

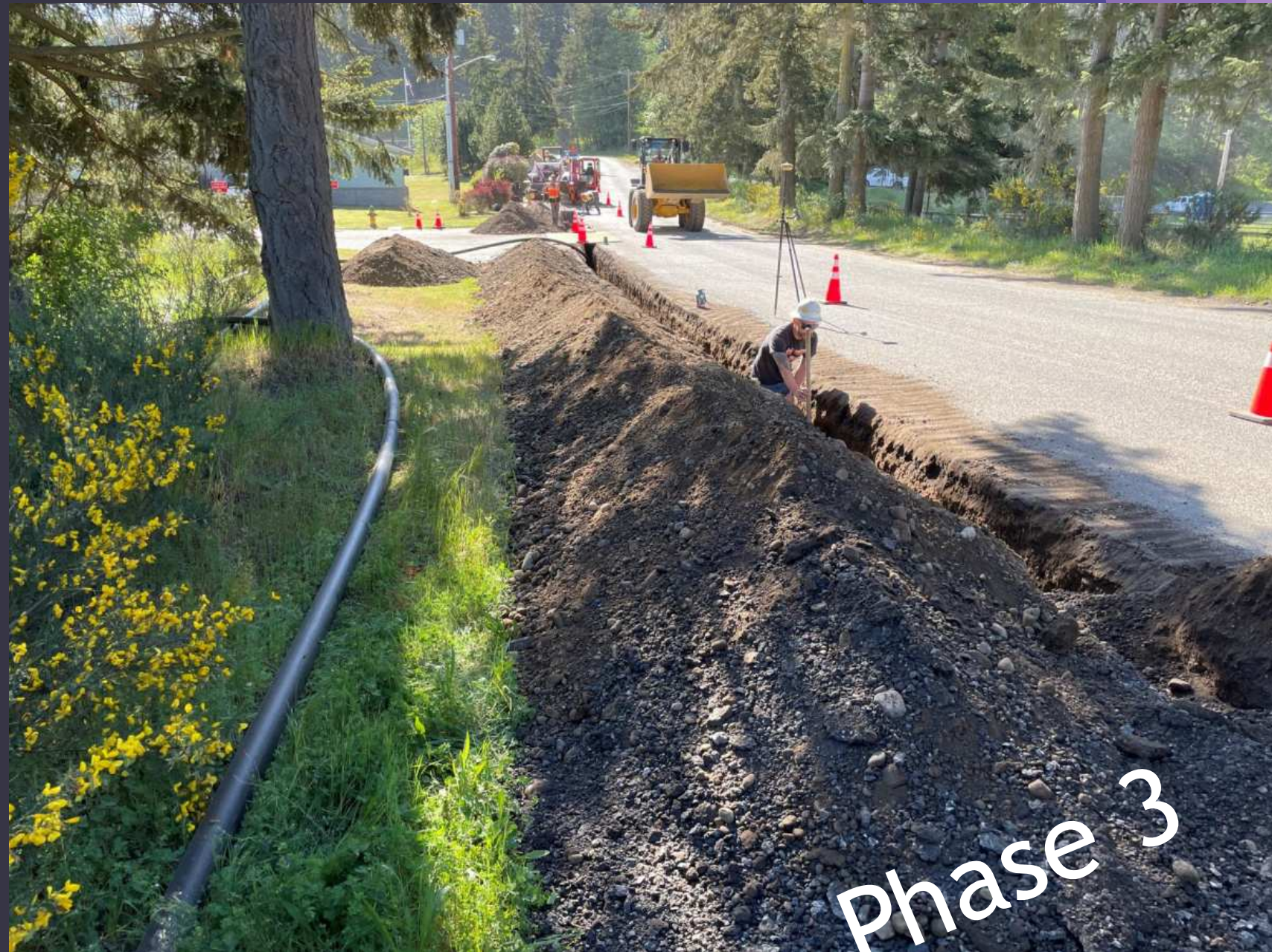


Phase 2



Phase 2

Low Pressure Sewer Collection System (2" to 6" HDPE welded joints)



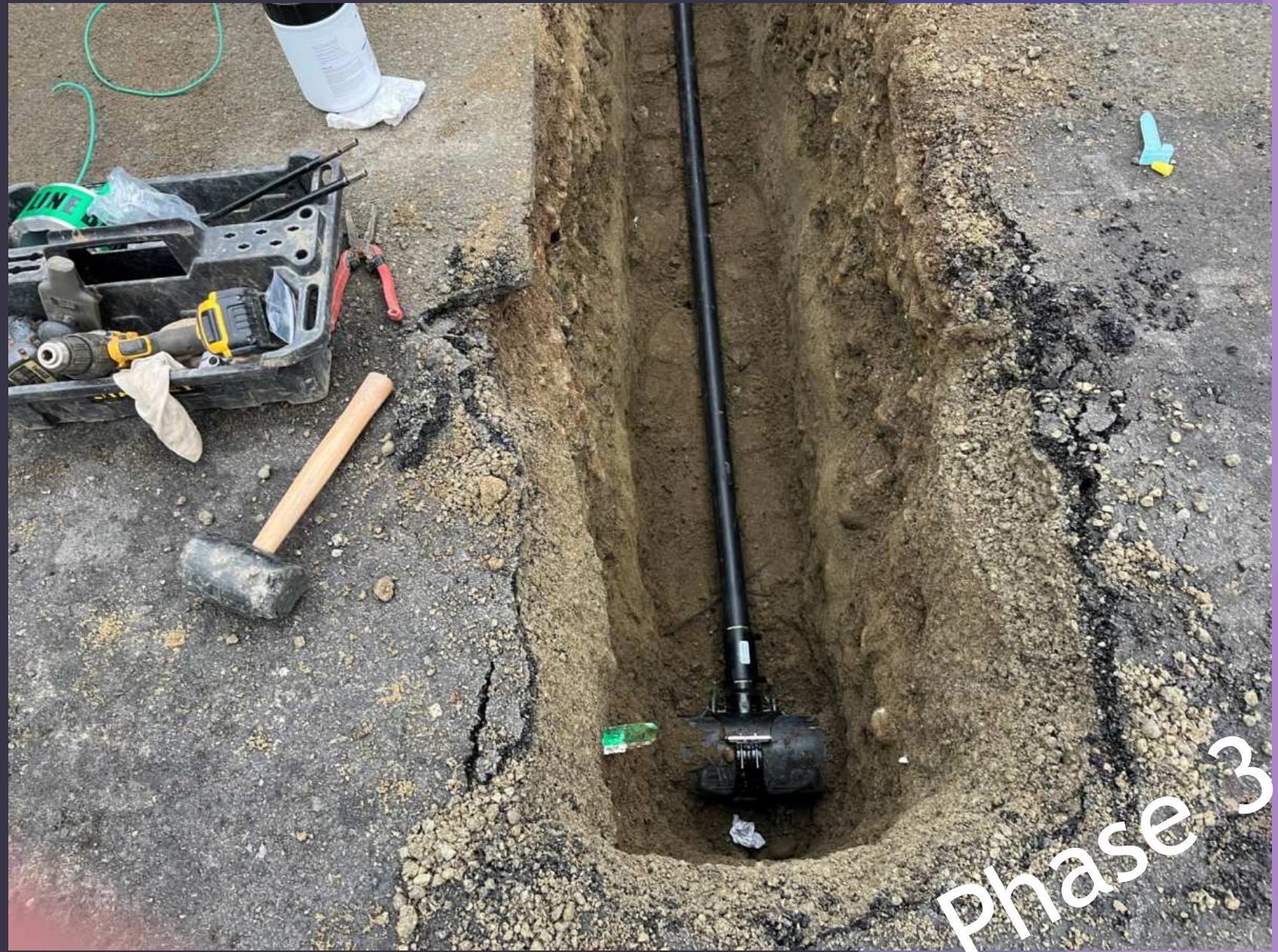
phase 3



Phase 3

Low Pressure Sewer Collection System

Sewer Service Connection



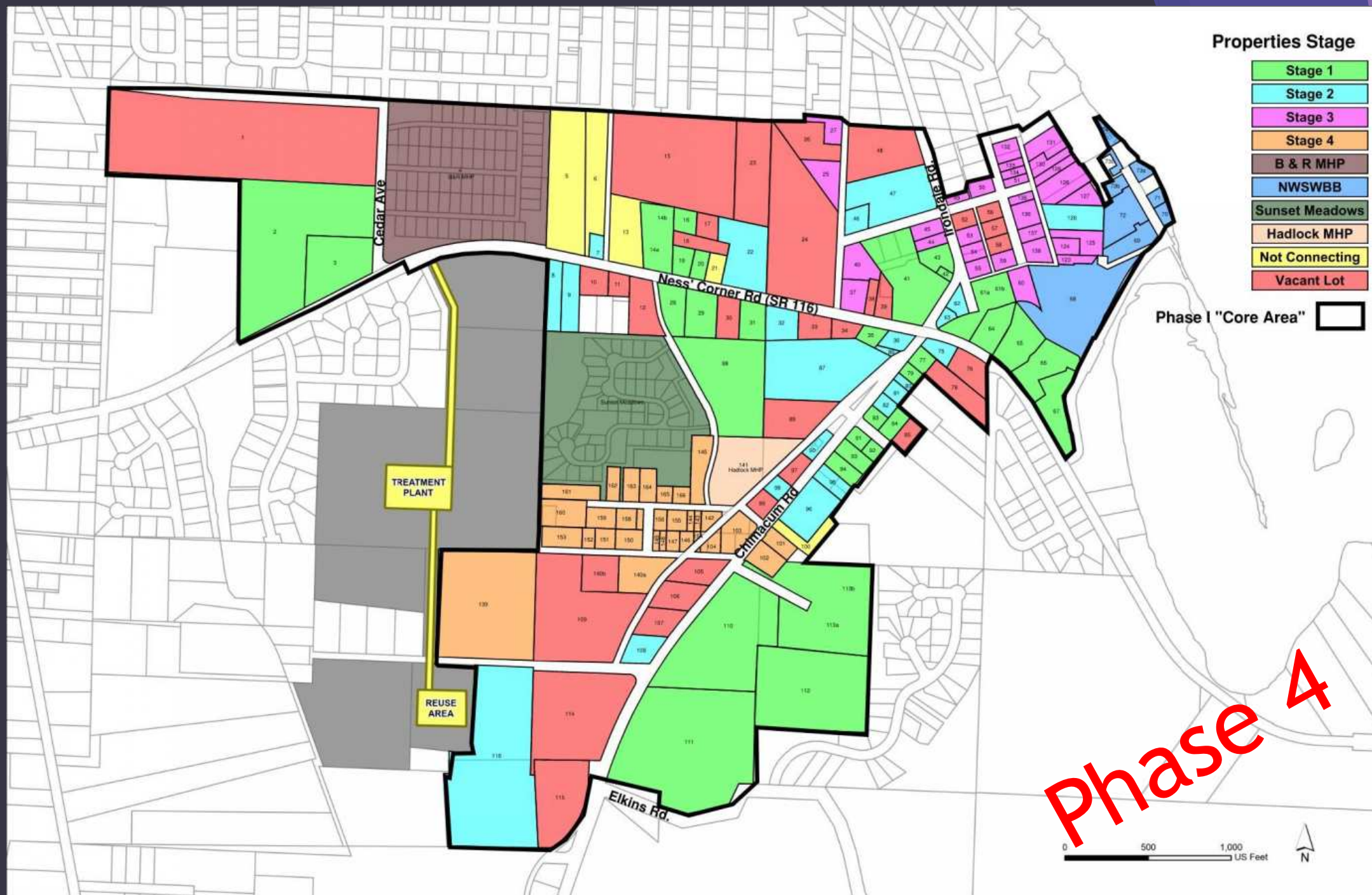
phase 3

Properties Stage

- Stage 1
- Stage 2
- Stage 3
- Stage 4
- B & R MHP
- NWSWBB
- Sunset Meadows
- Hadlock MHP
- Not Connecting
- Vacant Lot

Phase I "Core Area" 

Phase 4



On-Site Grinder Pump Installation (and Septic Demolition)



Phase 4

On-Site Grinder Pump Installation (and Septic Demolition)



Phase 4

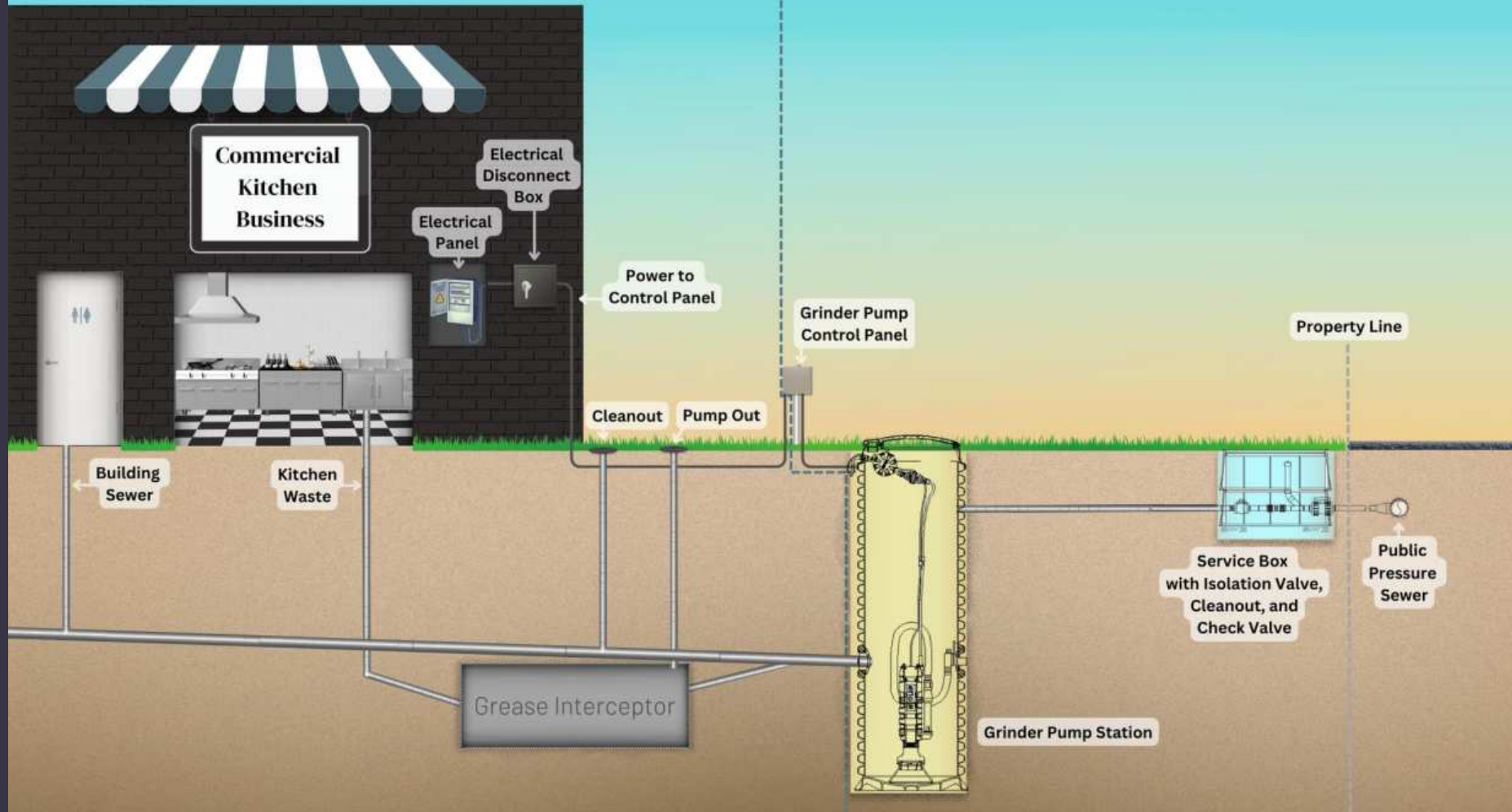
Jefferson County Sewer Diagram

Non-Residential Business with Commercial Kitchen



Property Owner
Responsibility

County
Operated & Managed





Partial List of Properties Connected to Date

- ▶ 60 properties to date. 20,000 gallons per day average.
- ▶ County Jail
- ▶ County Roads Shop
- ▶ Sheriff's Office and Emergency Operations Center (EOC)
- ▶ QFC Grocery Store
- ▶ Laundromat
- ▶ Jefferson County Library
- ▶ Chimacum Primary School
- ▶ Several apartment complexes
- ▶ Various restaurants
- ▶ Various small businesses
- ▶ Veterinary practice, dental office, optometrist
- ▶ Northwest School of Wooden Boat Building (in progress)
- ▶ Various residential

Residential Sewer User Charges

Residential Customer Class	ERU Multiplier	Monthly Rate
Single Family	1.0 ERU per unit	\$80.00 per month
Duplex	0.9 ERU per unit	\$72.00 per month per unit
Accessory Dwelling Units (ADU)	0.7 ERU	\$56.00 per month per unit
Multi-Family (3+ Units)	0.7 ERU per unit	\$56.00 per month per unit
Mobile Home Park	0.7 ERU per unit	\$56.00 per month per unit
RV Parks	0.7 ERU per unit	\$56.00 per space

*Notes:

ERU - Equivalent Residential Unit - means a wastewater service unit which is substantially equivalent to an average single-family residence in wastewater volume output, quality, and strength of discharge and function.

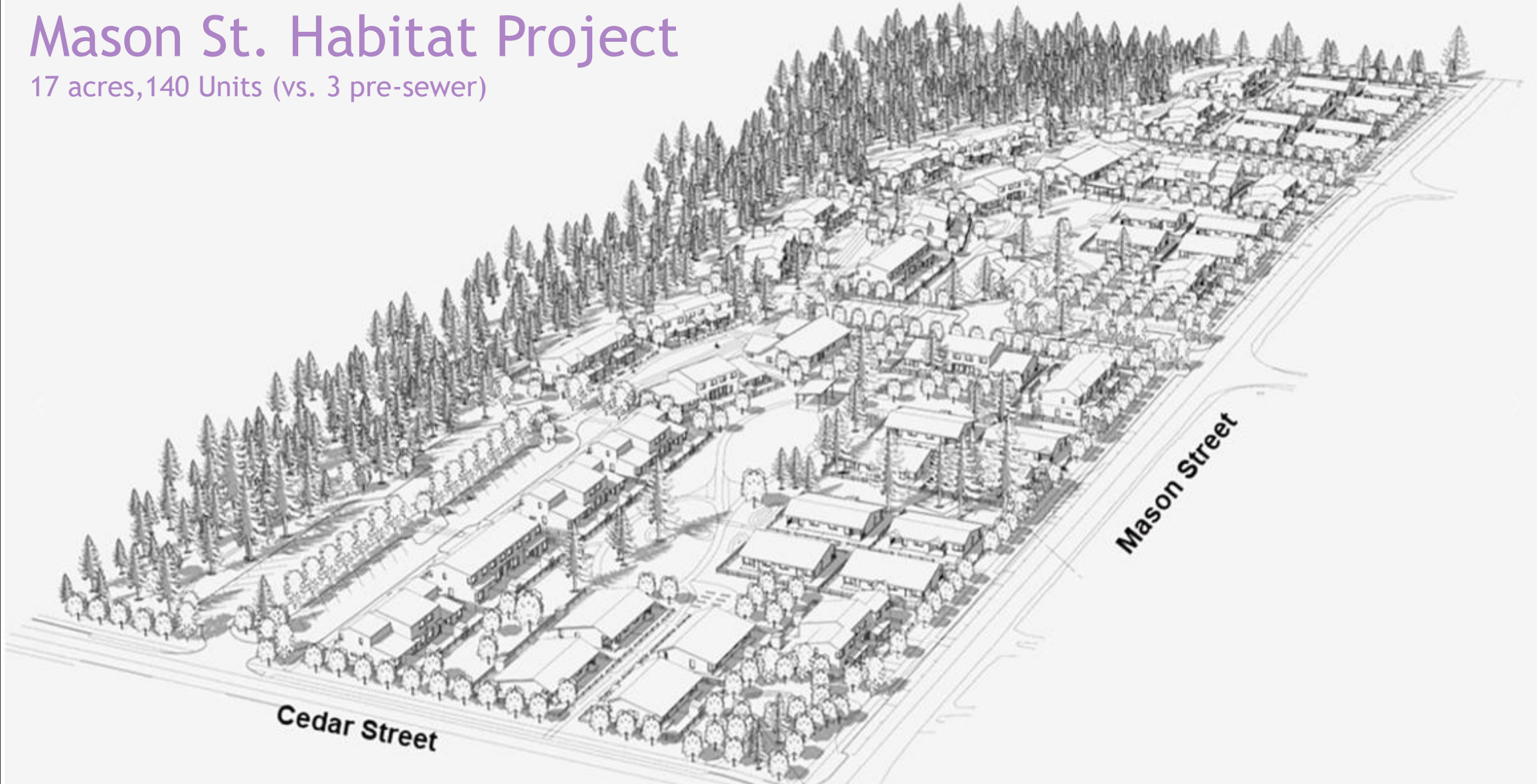
Mason St. Habitat Project

17 acres, 140 Units (vs. 3 pre-sewer)



Mason St. Habitat Project

17 acres, 140 Units (vs. 3 pre-sewer)





Lessons, Advice, Words of Wisdom

- ▶ To succeed, it must be the County's top infrastructure priority
- ▶ Do not dilute messaging to legislators/funders with multiple "top priorities"
- ▶ Must be very active in Olympia and DC. We had lobbyist that we made full use of
- ▶ Need actively involved promoters in the property owner group
- ▶ Need to be shovel ready. Cannot predict when the stars will align.
- ▶ ULIDs are challenging to couple with unknown grant/appropriation timelines. They are very complicated, costly, and were not a solution for our project.
- ▶ A sewer project is not one project. Every property owner is a project. Requires meetings with each and every property owner - sometimes multiple times. "Public Meetings" won't get you there.
- ▶ Avoid significant debt. Challenging to add on top of monthly sewer bills.
- ▶ Need to find grants/appropriations for nearly 100% of project cost.
- ▶ Affordable housing and distressed community have become a key funding priorities now in addition to economic development and environmental benefit (decommissioning failing septic systems). Each funder has a different priority.
- ▶ Don't give up!



Thank you!!
Representative Steve Tharinger
24th Legislative District





Questions

Port Hadlock Sewer Team
Contact Information

porthadlocksewer@co.jefferson.wa.us

360-385-9160

