

**City of Caldwell, Idaho  
Water System Fees and Policies**

**RESOLUTION NO. 327-25**

**WHEREAS**, Section 04-01-09 (7) A. authorizes the City of Caldwell, Idaho to charge water main extension fees for new connections within corporate limits by resolution of City Council; and

**WHEREAS**, Section 04-01-09 (8) authorizes the City of Caldwell, Idaho to charge water main extension fees for new connections outside corporate limits by resolution of City Council; and

**WHEREAS**, Section 04-01-09 (11) A. of the City Code authorizes the City to charge service connection fees as set by resolution of the City Council; and

**WHEREAS**, Sections 04-01-15 (1) of the City Code authorizes the establishment of water user charges and fees to cover operation and maintenance costs of the City water system, and to provide a fund to pay for capital improvement costs; and

**WHEREAS**, Section 04-01-15-(2) of the City Code authorizes the establishment of charges for shut off and turn on of customer accounts in accordance with a rate schedule adopted by resolution of City Council;

**I. WATER CONNECTION FEES**

**NOW THEREFORE BE IT RESOLVED**, that the charge(s) for connecting to the City Water System shall be determined as follows:

**A) Distribution System Connection Fee:** The *distribution system connection fee* represents a new user's buy-in to the City's existing distribution system. Each property to be connected to and served by the city's water system shall be assessed a connection fee based on the meter size(s) installed to serve that specific structure/development.

**Connection Cost per Meter**

| Meter Size (inch) | gpm (cap.) | Equivalent Unit | Connection Cost |
|-------------------|------------|-----------------|-----------------|
| 0.75              | 30         | 1.00            | \$ 3,231.02     |
| 1                 | 50         | 1.67            | \$ 5,385.03     |
| 1.5               | 100        | 3.33            | \$ 10,770.07    |
| 2                 | 160        | 5.33            | \$ 17,232.11    |
| 3                 | 350        | 11.67           | \$ 37,695.23    |
| 4                 | 500        | 16.67           | \$ 53,850.33    |
| 6 +               | 1000       | 33.33           | \$ 107,700.67   |

The distribution system connection fee is calculated in general by dividing the total estimated value of

the existing water distribution system by the number of accounts currently connected to that system, as prescribed in Idaho State Code section 63-1311(1) and consistent with Idaho Case Docket No. 41316-2013 (NIBCA vs. City of Hayden).

In situations where a new larger meter is replacing an existing meter that has been in service within the last 12 months, the distribution system connection fee shall be the difference between the connection cost of the new meter minus the connection cost of the existing meter. The City shall provide no reimbursement or compensation for a meter connection cost when a larger meter is exchanged for a smaller meter. In unusual or unique situations as determined by the City Engineer, the City Engineer shall have discretion to adequately and fairly apply the intent of this fee as deemed appropriate.

**B) Well Development Connection Fee:** The *well development fee* represents a new user's buy-in to the City's existing groundwater well facilities.

**Domestic:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment) to be connected to the City water system requiring water for domestic use only shall be assessed nine hundred and twenty dollars and twenty-nine cents (\$920.29) per unit.

**Irrigation:** Each dwelling unit on property of up to ten thousand eight hundred and ninety (10,890) square feet, to be connected to the City water system for irrigation uses, shall be assessed eight thousand, two hundred eighty-two dollars and sixty-two cents (\$8,282.62) per dwelling unit (*and must satisfy the requirements of 10-02-09-13 (4) of Caldwell City Code for such connections*).

Each Industrial, commercial or non-typical residential development to be *connected to the City water system for irrigation uses* during and outside irrigation season shall be assessed fourteen thousand, seven hundred and twenty-four dollars and sixty-six cents (\$14,724.66) per landscaped acre. Each industrial, commercial or non-typical residential development to be connected to the City water system for irrigation uses outside irrigation season only (shoulder water) shall be assessed eleven thousand, forty-three dollars and fifty cents (\$11,043.50) per landscaped acre if said connection is permitted as provided below under extreme circumstances. *This fee element is independent of and in addition to the fee below for users desiring potable water.* Users desiring City potable water for irrigation purposes on a temporary basis (to bridge between landscaping and pressure irrigation station completion or for temporary shoulder water for landscaping that requires water after the end of irrigation season for one season/shoulder only) shall be permitted with approval of the City Engineer, Deputy Public Works Director or Public Works Director to use potable water for temporary irrigation purposes and to pay only the usage fee and not the connection fee contained in this paragraph.

The use of potable water for temporary/shoulder irrigation purposes adds potential strain to

the potable water system and presents an increased risk of contamination due to faulty or failed backflow prevention devices. Consequently:

- Potable water for temporary/shoulder season irrigation may only be permitted when developments have a specific irrigation need to cultivate the growth of new landscaping outside of the irrigation season.
- Temporary/shoulder season potable water usage as described above is permitted for no more than a period of up to one year, after which a disconnection shall be required at the expense of the property owner and to the satisfaction of the City Water/Irrigation Division(s).
- Variances to this policy element may be approved under extreme circumstances by approval of the Public Works Director, the Deputy Public Works Director, or the City Engineer AND the Water Division Superintendent. Such variances shall be structured to limit times and circumstances for use of potable water for shoulder season purposes in the spirit of this policy.
- City Code provides for the use of potable water for irrigation purposes on a very limited basis. This policy does not modify or diminish uses allowed under code. It pertains to temporary or shoulder season water usage for irrigation purposes.
- Preexisting shoulder season uses of potable water are hereby staged for discontinuation and shall be phased out when identified by and notified by the Caldwell Water or Irrigation Divisions.
- This policy does not limit the authority of the Public Works Director, Deputy Public Works Director, City Engineer, Water Superintendent, or their duly assigned designee to inspect, require or deny installation of, demand maintenance and/or repair of, or remove a shoulder season irrigation connection or supply line connected to the City's potable water system.
- Temporarily Authorized Use of City Water for Irrigation may be revoked by the City Engineer, Deputy Public Works Director, or Public Works Director after as little as three months or one irrigation season, when a surface water source of irrigation becomes available. The City shall not be responsible for reimbursement of connection fees after such permission is revoked.

Each industrial, commercial or non-typical residential development to be connected to the City potable water system, for purposes exclusive of irrigation, shall be assessed a one-time well development fee of two dollars and thirty-seven cents (\$2.37) per gallon per day based on peak usage at full capacity. The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY, published in the current edition of the "Technical Guidance Manual For Individual And Subsurface Sewage Disposal Systems" except that peak flows

from schools, restaurants, grocery stores, and self-serve laundries shall be calculated in accordance with Exhibit A to this resolution. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be nine hundred and twenty dollars and twenty-nine cents (\$920.29) *as would be the minimum well development fee for residential use*. The minimum charge for irrigated property (with potable irrigation use) shall be the sum of the residential well development fee and the ¼ acre irrigation well development fee for a total of nine thousand two hundred and two dollars and ninety-one cents (\$9,202.91) except that for a private hangar on the Caldwell Executive Airport (at which no fixed base operation or commercial operation shall be stationed), the minimum well development fee shall be one hundred forty-two dollars and twenty cents (\$142.20) based on a peak flow of sixty (60) gallons per day.

**D) Fire Line Connection Fee:** Each residential, commercial, industrial or other development site connecting a separate fire line shall be assessed one thousand, eight hundred and thirty-two dollars and ninety-one cents (\$1,832.91) for each connection. The City may, at its discretion, provide the tap, but all other costs, including labor and materials, shall be provided by the development. Other costs shall include fire line extension fees if applicable.

**E) Service Line Fees:** Each water connection shall be assessed charges for completing services and connections in accordance with the following schedule.

For water services installed by the City of Caldwell:

|             |                 |                 |
|-------------|-----------------|-----------------|
| 3/4" x 3/4" | Meter & Service | \$3,939.51/ea   |
| 1" x 1"     | Meter & Service | \$4,428.06/ea   |
| 2" x 1 1/2" | Meter & Service | \$7,418.59/ea   |
| 2" x 2"     | Meter & Service | \$7,273.41/ea   |
| 3" & larger | Meter & Service | Time & Material |

For water services installed by private party:

|      |            |                |
|------|------------|----------------|
| 3/4" | Meter Only | \$ 513.73/ea   |
| 1"   | Meter Only | \$ 645.20/ea   |
| 1 ½" | Meter Only | \$ 1,156.95/ea |
| 2"   | Meter Only | \$ 1,365.00/ea |
| 3"   | Meter Only | \$ 3,820.88/ea |
| 4"   | Meter Only | \$ 5,025.06/ea |

For all services:

|                                  |                                         |
|----------------------------------|-----------------------------------------|
| Radio Read Add                   | \$ 336.84/ea                            |
| Fire Line                        | \$ 68.61/LF + Fittings + Connection Fee |
| 1/2 Street Asphalt Patch (<1/2)  | \$ 1,000.00                             |
| Full Street Asphalt Patch (>1/2) | \$ 1,500.00                             |
| Tapping Fee (Except Fire Lines)  | \$158.46/ea                             |
| Traffic Control                  | At Cost                                 |

In parcels or lots existing as of the date of September 6, 2005, in or out of platted subdivisions, each service connection shall consist of a meter and service at a minimum. For lots in subdivisions created after said date, each service connection shall consist of a meter, service and a city standard radio read attachment. In instances where the meter box is provided by others, to city standards, the "meter and service" charge may be replaced by a "meter only" charge.

**F) Previous Connections:** In instances where an improvement on a property has previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only (without applying minimum fees).

**G) Significant Industrial Users:** Connection and User Fees for Significant Industrial users and/or users with waste strengths above Category V, are to be calculated by the City Engineer and Public Works Director and/or Deputy Public Works Director in consultation with the Water and Wastewater Superintendents and negotiated with the User to establish equitable charges for said connection and user fees.

## **II. WATER USE FEES**

**BE IT FURTHER RESOLVED** that fees for water usage and other charges shall be determined as follows:

### **A) Customer Water Use Charges:**

1. **Base Charge** - Each service connection shall be assessed a monthly charge of nine dollars and ninety cents (\$9.90) for each connection, for each and every month, and prorated for fractions thereof, in which a connection is in service, irrespective of service status, and in addition to any water usage.

2. **Water Use Fee** - Metered water usage shall be billed at the rate of two dollars and thirty-seven cents (\$2.37) per one hundred cubic feet (CCF). In the event the meter fails

between monthly readings, the customer shall be charged at the same consumption rate as the same month in the previous year, subject to review of the Utility Board in extenuating circumstances.

3. **Water Use Fee-** (Outside City Limits) - Connections who have paid Impact/Connection Fees detailed in Section II.C.1 of this Resolution, shall be billed as indicated in Sections II. A.1 and II.A.2 above. Connections, who have not paid Impact/Connection Fees, shall be billed at double the rate indicated in Sections II. A.1 and II. A.2.

4. **Bulk Water Charges** - All bulk sales shall be approved by the Water Superintendent or his designated representative, prior to delivery, and be obtained from designated sources only through an inspected and approved backflow prevention mechanism (certified annually). Users must notify the Water Division Backflow Prevention Specialist of changes in the general area of use to allow appropriate balancing of the water system. Inspections of Metering devices may be required when seeking a new use location. The Water Superintendent is authorized to limit the flowrate at which bulk water may be withdrawn. The rate for bulk sales shall be two dollars and thirty-seven cents (\$2.37) per CCF, monthly meter lease charge of fifteen dollars and forty cents (\$15.40), and the monthly Base Charge (Section A)1.). Bulk water usage must be passed through a metering device rented from the Water Division. Monthly usage reports must be received by the 10<sup>th</sup> of each month for the previous month via digital photograph or in person inspection. A twenty-seven dollar and fifty cent (\$27.50) late fee will be added to accounts for reports received after the 15<sup>th</sup> of the month.

Metering devices must be issued by the Caldwell Water Division. A deposit of one thousand three hundred seventy-five dollars and fifty cents (\$1,375.50) is due at the time of issuance. Deposits are reimbursed when the meter is returned and accepted by the Water Division and the account is current.

If a device is damaged or destroyed while leasing, the cost of the repair or replacement of the device will be assessed to the lessee of the device plus 15%. Defeating the metering function of the device temporarily or permanently, or taking water from a hydrant using a modified, defeated, or unauthorized metering device or no metering device constitutes Tampering with a Hydrant as described in Section C) 5. In addition to any actions and charges outlined herein, person or persons may, upon conviction for unauthorized activities, be subject to misdemeanor fines and imprisonment as indicated in Section 04-01-31 of the City Code. A consistent Violator of this Hydrant Use Policy may be denied future service.

**B) Customer Services Charges:**

1. **New Service Accounts** - Requests for new service can be made in person at the Water Division Office located at City Hall or online at [www.cityofcaldwell.org](http://www.cityofcaldwell.org). When an account is established after 4:00 pm, Service will be started (water turned on) the next business day. Customers will be billed twenty dollars (\$20.00) for start-up on their next scheduled water bill. A deposit may be charged to establish a new or to reestablish an account. This fee shall be equal to two times the average month billing for water customers or two hundred thirty dollars (\$230.00), whichever is greater. Unless consumed to settle an account, unexpended account deposits will be refunded to the account holder. Tenants moving to a new location are required to pay a deposit at the time of signup, arrangements can be made and approval by the supervisor for an extension not more than 30 days from the date of signup.

2. **Service Reconnection Fee and Delinquent Residential Account Fee** - Delinquent residential accounts are considered terminated on the scheduled termination date which is on or after the 10<sup>th</sup> day of the month following the due date of the bill. If an account is delinquent on this date, a service charge of twenty-three dollars and ten cents (\$23.10) will be added to the next scheduled water bill. In the event that the water is shut off for non-payment by the 10<sup>th</sup>, a fifty-five dollar (\$55.00) reconnection charge will be payable as well as any past-due, currently due, and late penalties to achieve a zero-account balance prior to reconnection. Service will be reconnected as Water Division staff are available. Reconnection requests prior to 4:30 pm on eight-hour workdays, will be served that day. During 10-hour workdays requests before 5:00 pm will be served the same business day. Requests for reconnection after 4:30 p.m. during eight-hour workdays will be served the next business day by 5:00 pm. Reconnection requests after 5:00 pm during 10-hour workdays, will be served the next business day by 5:00 pm. (Payments received at City Hall before 5:00 pm *on the day when a shut-off occurs* will be turned on the same day. Online or phone payments made before 4:00 pm will be reconnected the same day).

A number of charitable/non-profit help organizations assist customers who fall on hard times. For any given account, fines and penalties in this section will be waived once in a rolling 12-month period if assisted by a help organization so that the financial resources imparted by help organizations pay only for actual water usage and not fees, fines, or penalties. When a help organization expresses the intention to assist a customer to bring their account current to avoid shut-off, written or verbal expression of intention to do so is grounds for City Staff to remove the relevant account from the Shut-off list for that period.

As needed and at the discretion of the Public Works and Finance Directors, a portion of the proceeds arising from the payment of penalties will be used toward the "Caldwell Cares" assistance program (the City's own assistance program) including the payment of administrative fees to third parties with whom the City may contract for administration of the program (presently the Caldwell Salvation Army).

Unless it is consumed to settle an account, unexpended account deposits will be refunded to the account holder. Tenants moving to a new location are required to pay a deposit at the time of signing up. Arrangements can be made and approval by the supervisor for an extension not more than 30 days from the date of signing up.

The Public Works Director or relevant Deputy Public Works Director shall have the authority to cancel shut-offs for a month in which an extenuating circumstance exists including doing so in the Month of December to ease challenges during the holidays.

3. **Service Reconnection of Delinquent Commercial Account** – Delinquent commercial accounts are considered terminated on the scheduled termination date. A letter, by regular post, will be forwarded to the billing address notifying the account of the delinquency and of the City's intent to disconnect the water service seven calendar days after the date of delinquency if the account is not brought current. A twenty-three dollars and ten cents (\$23.10) delinquency charge will be added to the next scheduled water bill in each cycle where the account is delinquent. When service is disconnected it will be reconnected only after payment of fifty-five dollars and zero cents (\$55.00) reconnection fee and only as Water Division staff is available and when delinquent and current amounts are paid in full. Requests for reconnection after 4:00 p.m. will be filled the next business day by 5:00 pm.

4. **Extensions In Time To Pay** - Any customer, prior to the time an account becomes delinquent, may request an extension in time to make payment. The request may be made in person at a regularly scheduled Utility Board meeting, or by letter addressed to City Hall. No more than three requests may be approved in any consecutive twelve-month period. No charge will be assessed or added to the next scheduled water bill for each approved request. The Utility Board may grant an extension in time to make payment for a period not to exceed fourteen calendar days beyond the date of account delinquency.

5. **Customer Requested Shut-off** - The Caldwell Water Division will allow one shut-off and turn-on per day during normal working hours for maintenance and repairs at no charge. Emergency shut offs may also be performed at no charge even after normal business hours. Turn-on outside of normal business hours will be performed with a one hundred and ten

dollars (\$110.00) service charge added to the account. Additional shut-off/turn-on requests and all after-hour service calls will be billed at the same rate for each subsequent after hours shut-off or turn-on/reconnect. Turn-on or shut-off fees may be waived for extreme circumstances at the discretion of the Water Superintendent or his duly authorized designee(s).

6. **Unauthorized Connection or Reconnection** – The receipt of water is a privilege granted only with prior payment of appropriate connection fees, timely payment of usage fees and general compliance with City policies related to water usage. The unauthorized operation of meter box valves is prohibited. Such unauthorized operation will result in the removal of the water meter and a charge of three hundred and fifty dollars and zero cents (\$350.00) for reinstallation payable prior to the time of reinstallation.

The unauthorized direct connection to City water mains (bypassing the meter) without routing through a City water meter is prohibited (such as spanning a meter setter or connecting to the upstream end of a meter setter). Such unauthorized activities will result disconnection and in a charge of two thousand dollars (\$2,000.00) payable prior to the time of reconnection. A letter, by regular post, will be forwarded to the billing address and owners address outlining the infraction, the charges attached thereto, and the consequences of the infraction. The second unauthorized connection will result in removal of the meter box and associated equipment. Reinstallation of the meter box and service will be at the rates outlined in part I.C of this resolution. In addition to any actions and charges outlined herein, person or persons may, upon conviction for unauthorized activities, be subject to misdemeanor fines and imprisonment as indicated in Section 04-01-31 of the City Code. It is the responsibility of the account holder and owner to maintain accurate mailing address information with the Water Division for the purposes of notices and mailing.

C) **Other Charges:**

1. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System. Any customer outside City corporate limits requesting water service, who is not legally able to annex, is required to obtain Council approval by entering into an agreement that shall run with the land to voluntarily annex to the City when legally able to do so (Municipal Service Agreement), and pay those fees as at that time constituted to the Planning and Zoning Division normal for processing an application to annex. Approval of such an agreement is solely at the option of City Council. If approved by the Council, connection fees and rates shall be charged at the same rates as for customers within the incorporated City limits.

In an emergent situation, the Public Works Director, appropriate Deputy, or City Engineer may approve an extraterritorial water connection of a property eligible to annex ahead of the completion of annexation, provided annexation is actively being sought. Failure to complete annexation proceedings in a reasonable and timely way may be grounds for disconnection as determined by the Public Works Director, appropriate Deputy Director or City Engineer.

2. **Charges To Other Government Entities** - Upon the written request of an authorized member of another government entity, and with the approval of the Mayor, certain work activities may be performed by the Water Division. All labor, equipment and materials shall, at the option of the City, be billed for services performed.

3. **Damage Repair Costs** - Damages to Water Division facilities by other utilities, excavators or others will be repaired under the supervision of Water Department Personnel or by Water Division Personnel at the Superintendents discretion. All direct and indirect costs incurred by the Water Division in the repair, including man-time to supervise such a repair, will be billed to the party causing the damage.

4. **Short Notice Line Location Charges** - The City of Caldwell, as required by law, participates in the Dig Line system. Forty-Eight hours notification is required prior to excavation by any party. Line locations without forty-eight hours' notice will be billed at the rate of twenty dollars and zero cents (\$20.00) to the requesting party. There will be no charge for line locations during times of individual hazard or public emergency.

5. **Tampering, Illicit Use, Inappropriate use of Fire Hydrants** – Tampering with a fire hydrant, using a hydrant without issuance of training and a use card and, a Water Division issued metering device, or inappropriate use with or without a card and department issued metering device (such as use without an approved backflow prevention device), shall result in a fine of one thousand dollars (\$1,000.00) for each offence recurring every day of such an offence. Backflow used for connection to a fire hydrant must be inspected and approved by the Water Division representative authorized by the Water Superintendent.

6. **Tampering a Water Valve** – Tampering with a mainline valve (any City owned valve) poses risk to public health, safety, and welfare. Any such tampering will result in a fine of two thousand dollars (\$2,000.00). Repeated offences may result in criminal charges, misdemeanor fines, and imprisonment as indicated in Section 04-01-31 of the City Code and the costs that may be incurred by the city to cure such public harm or mayhem as may result from such actions.

7. **Illicit Connections to City Water Mains** – Unauthorized connections to City mains constitute a serious risk to public health, safety, and welfare. Entities or individuals making illicit connections to City water mains with or without a metering device will be fined five thousand five hundred dollars (\$5,500.00) and may be subject to criminal prosecution. Such connections may be ordered abandoned or be abandoned by the City at the offending party's expense. If the connection is allowed to remain, a city standard meter must be installed and all appropriate connection fees and fines paid before use will be authorized.

8. **System Testing for Private Development Engineering Purposes** - The Water Division shall charge a minimum fee of one hundred and fifty dollars (\$150.00) per pressure test or fire flow test conducted at the request of a developer, owner, or developer's engineer to facilitate private development. The Water Superintendent shall have the authority and discretion to add additional charges for costs incurred above general equipment use and staff time.

### **III. NEW CONSTRUCTION**

**BE IT FURTHER RESOLVED**, that in connection with new development, the water main size is a minimum nominal diameter of eight (8") inches. When a larger sized line is required, in conformance with the currently adopted Caldwell Water Masterplan, the developer shall be responsible to construct that master planned line in its appropriate size and alignment at their own cost. Exceptions to this rule, offering partial reimbursement or size variance, may only be granted by the Public Works Director and/or Deputy Public Works Director in conjunction with the City Engineer and shall only be granted with compelling justification or unusual or extreme circumstances.



**BE IT FURTHER RESOLVED**, that *policies* herein shall take effect upon passage and all similar policies established by earlier resolution(s) are hereby repealed.

**FURTHER**, that fees herein shall take effect beginning October 1, 2025 and all similar fees established by earlier resolution(s) are hereby repealed.

**PASSED BY THE COUNCIL** of the City of Caldwell, this 18<sup>th</sup> day of August, 2025.

**APPROVED BY THE MAYOR** of the City of Caldwell, this 18<sup>th</sup> day of August, 2025.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk



## Exhibit A

### Gallons Per Day By Categories

| <u>Use</u>                                                     | <u>Gallons Per Day</u> |      |
|----------------------------------------------------------------|------------------------|------|
| Restaurants                                                    |                        |      |
| Full Service (per square foot of customer service area)        | 1.29                   |      |
| Fast Food (per square foot of customer service area)           | 1.08                   |      |
| Take-out Pizza Only (per square foot of customer service area) | 0.84                   |      |
| Sandwich Shop (per square foot of customer service area)       | 0.82                   |      |
| Schools                                                        |                        |      |
| Base/Elementary (per classroom)                                | 445                    |      |
| Middle/High School (per classroom add to "Base" GPD)           | 140                    |      |
| With a cafeteria (per classroom add to "Base" GPD)             | 84                     |      |
| With showers (per classroom add to "Base" GPD)                 | 140                    |      |
| Grocery stores (per square foot)                               | 0.09                   |      |
| <u>Sub Uses*</u>                                               |                        |      |
| Bakery (per square foot)                                       | 0.84                   |      |
| Deli (per square foot)                                         | 0.84                   |      |
| Butcher (per square foot)                                      | 0.84                   |      |
| Self-service laundries                                         |                        |      |
| First 10 washing machines                                      | 2800                   | Each |
| additional washing machine                                     | 175                    |      |

All other uses shall be computed on an individual basis where peak daily water usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY, pages 101-103, and published in the "Technical Guidance Manual For Individual And Subsurface Sewage Disposal Systems".

\*The sub uses may be used to calculate those categories for standalone uses.



## MEMORANDUM

**To:** Mayor Wagoner and Members of Council  
**From:** Robb MacDonald, PE, Public Works Director  
Ashley Newbry, PE, Deputy Public Works Director  
Bruce Mills, PE, Deputy Public Works Director  
Hallie Hart, PE, City Engineer  
**Re:** Sewer, Water, Street Light, Irrigation, Sanitation, Engineering and Mapping Fees  
**Date:** August 18, 2025

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The proposed Fiscal Year 2026 budget includes cost increases in the Sewer, Water, Irrigation, Streetlight, and Sanitation funds as well as the Engineering and Mapping Divisions. **These fees shall be effective starting October 1<sup>st</sup>, 2025.** A brief explanation of each fee change follows:

1. **Sewer Use and Connection Fees** - The proposed resolution modifies the current sewer fees and includes an effective 4.9% increase in connection fees. The user fees for the sewer have a more significant increase of approximately 35% to align with a proposed two-year increase as recommended in the City of Caldwell WWTP Facility Planning Study completed April 2025 by Keller Associates. This would mean the monthly cost to the average residential user (the average water use per household in Caldwell estimated at 700 cubic feet/month) will increase from \$48.75 to \$65.81 per month. Fees for septage receiving at the treatment plant are proposed to have a 33% increase this year from 0.09 cents per gallon to 0.12 cents per gallon. In fiscal year 2026, it is anticipated that an in-depth objective rate study analysis will be conducted by a third-party consultant to recommend fee rates for the 2027 fiscal year and beyond. The sewer mainline extension fee represents that user's buy in portion of the existing sewer system and is no longer eligible to be waived for any new development.
2. **Water Use and Connection Fees** - This proposed resolution makes and formalizes Public Works Policies related to Water Fees. The monthly cost to the average residential user (the average water use per household in Caldwell estimated at 700 cubic feet/month) will increase approximately 10%, from \$24.05 to \$26.49 per month. New connection fees have been established in accordance with the recommendation of a preliminary report performed by Stantec dated 7-16-2025, which adjusts the connection fee structure to be in closer alignment with state caselaw (under Idaho Supreme Court Case Law – NIBCA vs. Hayden) where connection fees are intended to purchase their proportionate share of the current system. As such, the Main Line Extension and Trunk Line Fees have been eliminated and will be replaced with a single Distribution System Connection Fee based on the size of water meter to be installed.
3. **Street Lighting Charges** - The proposed resolution maintains the present fee structure and enacts a fee increase for FY 2026 of less than 5%. The monthly billing for the typical residence will increase from \$3.41 to \$3.58.
4. **Irrigation Fees** – The majority of the increases in the Irrigation fund are relatively moderate with some new fees added for plan review, inspections, and direct costs related to service installation. The higher percentage increases tend to impact new development/construction requiring new accounts and new meters installed, including direct material cost for water appurtenances.
5. **Sanitation Fees** – Pursuant to the contract adopted by City Council on April 16<sup>th</sup>, 2024, the collection

fees have been established and are set to match the change in the Consumer Price Index (the CPI) for All Urban Consumers (Garbage/Trash Collection Services) U.S. City Average, as published by the United States Department of Labor, Bureau of Statistics. CPI adjustments shall be applied every April for the duration of the Contract.

6. **Engineering and Mapping Fees** – The vast majority of all engineering and mapping fees are proposed to increase less than 5% with the exception of a few. There is a new commercial plan review fee for engineering that has been added to and will be presented with the Planning and Zoning fee schedule that allows the engineering Division to charge 20% of a building permit fee for commercial plan review.

Those fees that are new or exceed 5% of the fee previously collected are subject to the notice and hearing procedures outlined in Idaho Code, Section 63-1311A. Hearings will be held on the date of consideration by the Council and have been noticed in accordance with Idaho Code.

**The attached resolutions would modify the fee schedules as proposed with an October 1, 2025 effective date.**