

City of Caldwell, Idaho
Irrigation System Fees and Assessments

RESOLUTION NO. 329-25

A RESOLUTION OF THE COUNCIL OF THE CITY OF CALDWELL, IDAHO SETTING FORTH FEES, ASSESSMENTS AND POLICIES FOR THE MUNICIPAL IRRIGATION SYSTEM FOR SAID CITY; RECEIVING AND ACCEPTING THE ASSESSMENT BOOK FOR THE 2026 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ESTIMATE OF EXPENSES FOR THE 2026 IRRIGATION SEASON; SETTING THE TIME AND PLACE FOR THE MEETING OF THE BOARD OF CORRECTION FOR 2026 ASSESSMENTS; SETTING FEES FOR CONNECTING TO SAID IRRIGATION SYSTEM; SETTING UNIFORM METHOD OF ALLOCATING ASSESSMENTS FOR THE 2026 IRRIGATION SEASON; SETTING CUSTOMER SERVICE CHARGES; SETTING POLICIES FOR REIMBURSEMENT FOR FACILITY OVER-SIZING; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Caldwell, Idaho has, by the adoption of City Ordinance Number 2504, incorporated in the Municipal Code of said City as Chapter 4 Article 17, established an Irrigation Division, with all the powers and authorities necessary to operate, maintain and extend a Municipal Irrigation System; and

WHEREAS, Section 4-17-09(3) authorizes the City of Caldwell, Idaho to charge fees set forth in a rate schedule adopted by resolution of the City Council as a condition for connection to the Municipal Irrigation System; and

WHEREAS, Section 4-17-09(6.C) authorizes the City of Caldwell, Idaho to charge irrigation main extension fees for new connections within the Municipal Irrigation System limits in accordance with a rate schedule adopted by resolution of City Council; and

WHEREAS, Section 4-17-09(10.A) authorizes the City of Caldwell, Idaho to charge, in addition to inspection fees, irrigation main extension fees and impact fees, a service connection fee in accordance with a rate schedule adopted by resolution of City Council; and

WHEREAS, Section 4-17-09(10.B) authorizes the City to charge impact and capital improvement base fees in accordance with a rate schedule adopted by resolution of City Council for water supply development, storage, transmission lines and other offsite improvements; and

WHEREAS, Section 4-17-15(1) of the City Code authorizes the City Council to establish annual irrigation assessments pursuant to Idaho law:

I. ASSESSMENT ROLL

Company Standards. A junction box shall be located within five (5) feet of the street light pole and the line from the power supply up to, and including, the junction box shall be installed by Idaho Power except as otherwise approved by the City Engineer. Spacing between streetlights shall generally not exceed 350 feet. Lighting meeting said standards, and located in public right-of-way, shall be acceptable for dedication to the City.

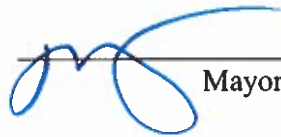
Illicit Connections Prohibited: Connections to streetlights for any purpose including, but not limited to powering sprinkler timers, Christmas lights, sign lighting, or for any other purpose is prohibited unless authorized in writing by the City Engineer and Public Works Director.

BE IT FURTHER RESOLVED that all fees contained herein shall be effective October 1, 2025, and all similar fees established by earlier resolution are hereby repealed.

PASSED BY THE COUNCIL of the City of Caldwell, this 18th day of August, 2025.

APPROVED BY THE MAYOR of the City of Caldwell, this 18th day of August, 2025.

ATTEST:



Mayor



City Clerk



NOW THEREFORE BE IT RESOLVED, that pursuant to Idaho Code 50-1807, an assessment book for the Caldwell Municipal Irrigation District will be filed in the office of City Clerk on or before January 26, 2026, and by this resolution, Mayor and Council of said City duly receive and accept the same which assessment roll is attached hereto and made a part here of as it set forth in full.

II. ESTIMATE OF EXPENSES

BE IT FURTHER RESOLVED the estimated expenses or the necessary funds for the expenses of maintaining, operating, improving, extending and enlarging said city irrigation system for the 2026 irrigation season, and which shall be allocated in proportion to the benefits received to the properties in said assessment book, are as follows:

Estimated Expense	\$3,115,444.00
Unpaid and Delinquent Assessments	\$738,400.87
TOTAL ESTIMATED EXPENSES	\$3,853,844.87

and by this action, Mayor and Council duly receive and accept the same.

III. BOARD OF CORRECTION

BE IT FURTHER RESOLVED the Board of Correction to hear protests to aforesaid assessments, and as deemed appropriate, to correct the same, shall meet March 10th through March 12th, 2026 from 8:30 A.M. to 5:00 P.M. at the Caldwell Water Office, 305 W. Chicago St., Caldwell, Idaho.

IV. IRRIGATION CONNECTION FEES

BE IT FURTHER RESOLVED, that the charge(s) for connecting to the City Irrigation System shall be determined as follows:

A) Plan Review Fee: The Plan Review fee shall be charged to each residential property in proportion to the administrative time and resources consumed to plan for sufficient irrigation service to the parcel in question. The plan review fee shall be charged at a rate of two dollars (\$2.00) per residential parcel or two hundred dollars (\$200.00) per commercial development. This fee applies to CMID connections only.

B) Inspection Fee: The Inspection fee shall be charged to each residential property in proportion to the advisement time and resources consumed to assist the developer in providing sufficient service to the parcel in question. The Inspection fee shall be charged at a rate of one dollar

(\$1.00) per residential parcel or one hundred dollars (\$100.00) per commercial development. This fee applies to CMID connections only.

C) **Main Extension Fee:** Each residential property to be connected to an existing irrigation main shall be assessed a “front foot” cost of twenty-four dollars and twenty cents (\$24.20) per foot. The “foot frontage” is the longest street, alley or utility easement frontage having an irrigation main without regard to where the service is actually connected. The total property frontage length is used in instances where the irrigation main is only partially extended along the property frontage. For large lots in which only a portion of the lot is being built on, and which could reasonably be split in the future, the City Engineer may reduce the frontage by the amount that could be split off to form another buildable lot. The minimum frontage for purpose of computing this fee is thirty (30) feet resulting in a minimum Extension Fee of seven hundred twenty-six (\$726.00) for all properties except as noted below.

In instances where property can obtain irrigation service without an irrigation main in the frontage, it shall be the responsibility of the City Engineer to assign a frontage for purposes of computing this fee by considering the shape and size of the property and the front footage of other property in the vicinity, but the assigned frontage is not to exceed the square root of the property area nor be less than thirty (30) feet.

In instances where the City directs the property owner or developer to install the City main lines at owner or developer expense or where lines are provided through a Local Improvement District, the Main Extension Fee may in whole or in part be waived as may equitably be determined by the City Engineer.

D) **Pump Station Fee:** Each property to be connected to the City Irrigation System requiring pressurized water for irrigation use shall be assessed a connection fee of ten cents (\$0.10) per square foot of property area as the property’s equitable share of the cost of providing the pressurization pump station.

In instances where the City directs the property owner or developer to install the pressurization pump station at owner or developer expense or where the pump station is provided through a Local Improvement District, the Pump Station Fee may, in whole or in part, be waived as may equitably be determined by the City Engineer. The Pump Station Fee shall not be waived in instances where the developer connects a new community to an existing station.

E) **Trunk Line Fee:** Each property to be connected to the City Irrigation System shall be assessed ten cents (\$0.10) per square foot of property area as the property’s equitable share of the cost of providing interconnecting irrigation trunk lines.

Some instances shall be cause for the City Engineer to exercise professional discretion whether the Irrigation Trunk Line Fee will be charged.

1. Instances where the City directs the property owner or developer to install a new City irrigation trunk lines at owner or developer expense.
2. Locations where lines are provided through a Local Improvement District,
3. Locations where an over-sized trunk main is provided at owner or developer expense

In these instances, the Irrigation Trunk Line Fee may, in whole or in part, be waived as may equitably be determined by the City Engineer. The Trunk Line Fee shall not be waived in instances where the developer connects a new community to an existing station.

F) Service Line Fees: Each irrigation service shall be assessed charges for completing services and connections in accordance with the following schedule:

1"	Service	\$ 590/ea.
2" & larger	Service	Time & Material
1/2 Street Asphalt Patch		\$ 1,000.00
Full Street Asphalt Patch		\$ 1,500.00
Tapping Fee		\$ 158.46/ea.
Compaction Test		\$300.00/ea.

G) Previous Connections: In instances where an improvement on a property has previously been connected to the pressurized irrigation 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 demand on the system, then the connection is subject to these fees for the amount of the increase only.

V. IRRIGATION ASSESSMENTS

BE IT FURTHER RESOLVED, the City hereby establishes a uniform method of allocating assessments, that annual irrigation assessments shall consist of the sum of the base assessment, assessment expense and pressurization assessment and be determined as follows:

A. Base Assessment – The base assessment is charged to CMID customers based on the irrigation district's cost to deliver the water from the Boise River basin to the City of Caldwell. Each irrigation district assesses the City of Caldwell for irrigation supply annually. The CMID base assessment is based on the acreage of the entire lot, regardless of the irrigated area. Accounts less than one acre will have a minimum assessment of fifty-three dollars (\$53.00), plus assessment expense and pressurization assessment. Accounts over one acre will have a minimum assessment of eighty-seven dollars and fifty cents (\$87.50) per acre, plus assessment expense and pressurization assessment.

B. Administration Assessment – The administration assessment is charged to CMID customers for the administrative costs associated with operation of CMID, including customer service, billing, and accounting tasks. All accounts shall be assessed seven dollars and seventy-eight cents (\$7.78) per account as an administration assessment.

C. Pressurization Assessment – The pressurization assessment is charged to CMID customers based on the City's cost to operate irrigation pump stations, pressurizing the irrigation water before it is delivered to customers. Any improved residential properties with separate service lines shall be assessed ninety-five dollars (\$95.00) per account for a property up to ten thousand (10,000) square feet in total area. The additional pressurization assessment for residential accounts larger than ten thousand square feet shall be forty-seven dollars and fifty cents (\$47.50) per ten thousand (10,000) square feet for any portion of the property exceeding ten thousand (10,000) square feet, using the bracketed lot area assessment table below.

Residential Pressurization Assessment Table

Sq. Feet (from)	Sq. Feet (to)	Acres (from)	Acres (to)	Assessment
-	10,000			\$ 95.00
10,001	15,000			\$ 118.75
15,001	20,000			\$ 142.50
20,001	25,000			\$ 166.25
25,001	30,000			\$ 190.00
30,001	35,000			\$ 213.75
35,001	40,000			\$ 237.50
40,001	43,560	0.9	1	\$ 254.41
43,561	87,120	1.0	2	\$ 461.32
87,121	130,680	2.0	3	\$ 668.23
130,681	174,240	3.0	4	\$ 875.14
174,241	217,800	4.0	5	\$ 1,082.05
217,801	261,360	5.0	6	\$ 1,288.96
261,361	304,920	6.0	7	\$ 1,495.87
304,921	348,480	7.0	8	\$ 1,702.78
348,481	392,040	8.0	9	\$ 1,909.69
392,041	435,600	9.0	10	\$ 2,116.60
435,601	479,160	10.0	11	\$ 2,323.51

479,161	522,720	11.0	12	\$ 2,530.42
522,721	566,280	12.0	13	\$ 2,737.33
566,281	609,840	13.0	14	\$ 2,944.24
609,841	653,400	14.0	15	\$ 3,151.15
653,401	871,200	15.0	20	\$ 4,185.70
871,201	1,089,000	20.0	25	\$ 5,220.25
1,089,001	1,306,800	25.0	30	\$ 6,254.80
1,306,801	1,524,600	30.0	35	\$ 7,289.35
1,524,601	1,742,400	35.0	40	\$ 8,323.90
1,742,401	1,960,200	40.0	45	\$ 9,358.45
1,960,201	2,178,000	45.0	50	\$ 10,393.00

Each industrial, commercial or non-typical residential property with separate service shall be assessed ninety-five dollars and zero cents (\$95.00) per account for any property up to seven thousand (7,000) square feet in landscaped area. The pressurization assessment for industrial, commercial or non-typical residential accounts for landscaped area larger than seven thousand square feet shall be forty-seven dollars and fifty cents (\$47.50) per seven thousand (7,000) square feet for any landscaped portion of the lot exceeding seven thousand (7,000) square feet, using the bracketed irrigated area assessment table below.

Non-Typical Pressurization Assessment Table

Sq. Feet (from)	Sq. Feet (to)	Acres (from)	Acres (to)	Assessment
-	7,000			\$ 95.00
7,001	14,000			\$ 142.50
14,001	21,000			\$ 190.00
21,001	28,000			\$ 237.50
28,001	35,000			\$ 285.00
35,001	42,000			\$ 332.50
42,001	43,560	0.96	1	\$ 343.08
43,561	87,120	1.0	2	\$ 638.67

87,121	130,680	2.0	3	\$ 934.26
130,681	174,240	3.0	4	\$ 1,229.85
174,241	217,800	4.0	5	\$ 1,525.44
217,801	261,360	5.0	6	\$ 1,821.03
261,361	304,920	6.0	7	\$ 2,116.62
304,921	348,480	7.0	8	\$ 2,412.21
348,481	392,040	8.0	9	\$ 2,707.80
392,041	435,600	9.0	10	\$ 3,003.39
435,601	479,160	10.0	11	\$ 3,298.98
479,161	522,720	11.0	12	\$ 3,594.57
522,721	566,280	12.0	13	\$ 3,890.16
566,281	609,840	13.0	14	\$ 4,185.75
609,841	653,400	14.0	15	\$ 4,481.34
653,401	871,200	15.0	20	\$ 5,959.26
871,201	1,089,000	20.0	25	\$ 7,437.18
1,089,001	1,306,800	25.0	30	\$ 8,915.10
1,306,801	1,524,600	30.0	35	\$ 10,393.02
1,524,601	1,742,400	35.0	40	\$ 11,870.94
1,742,401	1,960,200	40.0	45	\$ 13,348.86
1,960,201	2,178,000	45.0	50	\$ 14,826.78

Landscaped area may be based on area measurement or the development's landscape plan, as approved by the City of Caldwell. For industrial, commercial, and non-typical residential properties, it shall be the responsibility of the property owner to petition the City of Caldwell Utility Hearing Board for an appeal or revision of the landscaped area assessed.

D. Agricultural Land — The land suitable for agricultural production, either crops or livestock, will be assessed at one hundred fifteen dollars and fifty cents \$115.50 per acre, plus the abovementioned assessment expense per account. Any residential property attached to the agricultural land will be assessed separately as a residential lot.

E. Assessments Due — Assessments are due and payable on April 1st or the first business day thereafter.

F. Partial Year Assessment — For purposes of calculating partial year assessments, the irrigation season is presumed to be April 15th to October 15th. For initial connections made during the

course of the irrigation season (such as properties newly annexed into the municipal irrigation system), the new connection shall pay the full Base Assessment, the full Assessment Expense and a prorated Pressurization Assessment based on the portion of the irrigation season remaining. Partial year assessments are due and payable at or before the time of connection. If a parcel or development fails to annex into Caldwell Municipal Irrigation District in a timely manner, and it benefits from a City-operated pressure irrigation station, City of Caldwell shall have authority to assess the user their entire cost of use, up to 5 years in the past, at the time of their annexation or at the start of the following billing cycle.

G. Full Year Assessment — Initial connections made before the commencement of the irrigation season (before April 15th) but after adoption of the annual assessment roll, shall be assessed the full annual irrigation assessment, prior to delivery of irrigation water, as if included in the annual assessment roll.

VI. CUSTOMER SERVICE CHARGES:

A. New Service Accounts - Requests to subdivide an account into additional accounts or aggregate existing accounts into fewer accounts may be made by application in person to the Water Division between 8:00 a.m. and 4:30 p.m. during normal workdays. Customers will be billed twenty dollars (\$20.00) for each account added or reduced, payable at the time of the request. Adjustments in assessments during irrigation season, to the benefit or to the expense of the resulting accounts, shall be treated as “Partial Year Assessments” and prorated from the date of the request.

B. Delinquencies — All delinquent accounts shall be processed in accordance with the provisions of the Idaho State Code 50-1815 and 50-1816. The City shall have the authority to shut off irrigation service to any accounts for non-payment. This shall include shut-off pressure irrigation pump stations utilized to operate subdivision or planned community developments for failure to execute payment on irrigated parcels owned by the homeowner’s association. The account shall be brought to zero balance before the irrigation supply is restored.

D. Turn-on Fee - A turn-on fee of twenty-five dollars (\$25.00) shall be applied to the following year’s assessment for requests by any account to reconnect service following disconnection for non-payment, payments more than five days late, or for any other reason not in the discretion of the City of Caldwell or its agents. This fee shall be applied separately for each request.

E. Tampering Fee - A tampering fee of two hundred dollars (\$200.00) shall be applied to the following year’s assessment for any account reconnecting service without authorization following disconnection for non-payment of assessments. This fee shall be applied separately for each

unauthorized reconnection.

F. 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 (\$20.00) to the requesting party. There will be no charge for line locations during times of individual hazard or public emergency.

VII. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the assumed irrigation main size is the minimum nominal diameter required to serve the developer's property. When, in conformance with the needs of the City Irrigation System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the City shall reimburse the developer the added material costs of providing the larger line in place of the indicated nominal diameter line. Material costs shall not include contractor mark-up or labor and shall be based on the material supplier's invoice(s).

BE IT FURTHER RESOLVED, that connection fees and other charges are in effect beginning October 1st, 2025, and all similar fees and policies established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Caldwell, this 18th day of August, 2025.

APPROVED BY THE MAYOR of the City of Caldwell, this 18th day of August, 2025.



Approved

By

Jarom Wagoner
Mayor

ATTEST:

By

City Clerk

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

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 1st, 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 16th, 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.