

City of Caldwell, Idaho
Sewer System Fees and Policies

RESOLUTION NO. 240 - 20

WHEREAS, Section 3-3B-14 of the City Code authorizes the City Engineer of the City of Caldwell, Idaho to prescribe charges for sewer connections and such charges to be in force after approval of the Mayor and City Council by resolution; and

WHEREAS, Section 3-3B-16 of the City Code authorizes the City Engineer to levy a user-fee surcharge on all Users for replacement or extension of the City sanitary sewer system after approval by the City Council; and

WHEREAS, Section 3-3B-18 (a) of the City Code authorizes the City of Caldwell, Idaho to establish user charges for the operation, maintenance, repair and replacement of the Publicly Owned Treatment Works, based on the volume and content of the effluent discharged by the users, and consistent with the benefit derived by the users;

I. SEWER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED that the charge for connecting to the Publicly Owned Treatment Works shall be determined as follows:

A) Sewer Main Extension Fee: Each residential or industrial/commercial property to be connected to an existing sewer main shall be assessed a "front foot" cost of thirty-six dollars and seventy-one and five tenths cents (\$36.715) per foot. The "front footage" is the longest street, alley or utility easement frontage having a sewer main without regard to where the service is actually connected. The total property frontage is used in instances where the sewer main is not yet fully extended along the property frontage. For large lots in which only a portion of the lot is being occupied and which could reasonably be split in the future, the City Engineer may reduce the frontage by the developable amount that could be split off. In instances where an unusual lot configuration or frontage as described above imposes a disproportionate burden compared to the impact of possible use, a proportional frontage may, with the approval of both the City Engineer and the Public Works Director, be assigned in a manner consistent with the following provisions. The minimum frontage for purposes of computing this fee is sixty (60) feet, resulting in a minimum Extension Fee of two thousand two hundred dollars and ninety cents (\$2,202.90) for all properties except as noted below. In instances where the City of Caldwell directs the property owner or developer to install City main lines at owner expense or where lines are provided through a Local Improvement District, the extension fee may be waived in whole or in part as may equitably be determined by the City Engineer. In instances where a property can

obtain sewer service without frontage on a sewer main, it shall be the responsibility of the City Engineer to assign a frontage for purposes of computing this fee of seventy-five percent of the square root of the property area. In instances where the connection is for a private hangar on the Caldwell Industrial Airport at which no fixed base operation or commercial operation shall be stationed, the frontage shall be taken as the width of the hangar front and a fifty (50) foot minimum fee shall apply.

B) Interceptor Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment) to be connected to the Publicly Owned Treatment Works shall be assessed one thousand, fourteen dollars and thirty-eight and three tenths cents (\$1014.383) per unit at the time of connection for the capital costs of providing oversized mains, and interceptor and trunk lines to convey the wastewater flow generated by each unit. In instances where a developer or property owner has prepaid this fee as a condition of development, and the area to which the prepayment applies is specifically defined, then the interceptor fee for connection subsequent to passage of this act shall be waived.

C) Plant Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment) to be connected to the Publicly Owned Treatment Works shall be assessed one thousand, fifty-one dollars and nine and eight tenths cents (\$1051.098) per connection for the capital costs of providing treatment capacity to treat the biochemical oxygen demand, total suspended solids, and remove nutrients generated by each unit.

D) Industrial/Commercial Connection Fees: Each commercial or industrial facility to be connected to the publicly owned treatment works shall be assessed main extension, interceptor and plant capacity fees, computed as follows, and based on peak usage at full capacity:

Biochemical Oxygen Demand	\$ 780.465/lb/day
Total Suspended Solids	\$ 780.465/lb/day
Flow	\$ 2509.208/1000 gpd
Main Line Extension	\$ 73.430/foot
Main Line Extension (shared frontage)	\$ 36.715/foot

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, pages 101-103, and published in "Technical Guidance Manual For Individual And Subsurface Sewage Disposal Systems" (note that this document is current as maintained at www.DEQ.idaho.gov and is updated often. Page numbers may not be in agreement as the document is updated and changed over the course of a year) except

that peak flows from schools, restaurants, grocery stores, and self-serve laundries shall be calculated in accordance with Exhibit A to this resolution. Waste Strength shall be obtained from the chart in Section II.E of this resolution by averaging the high and low extremes of the applicable Category. 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.

The minimum total fees for biochemical oxygen demand, total suspended solids and flow is two thousand sixty-five dollars and forty-eight and one tenths cents (\$2065.481) per connection (the sum of the Residential Plant Capacity and Interceptor Fees). If the owner or developer is directed to construct the main line by the City, the mainline extension fee shall be waived. If the connection is for a private hangar on the Caldwell Industrial Airport (at which no fixed base operation or commercial operation shall be stationed), the minimum total fees for biochemical oxygen demand, total suspended solids and flow is shall be two hundred twenty-eight dollars and sixty-six cents ($\$228.660 = \$39.054 + \$39.054 + \150.553) based on a peak flow of sixty (60) gallons per day with a Category I waste strength (middle of range at 100mg/l BOD/TSS).

For existing connections proposing to increase levels of discharge, a fee corresponding to the increase of quantities shall be assessed. For existing commercial and industrial users, the existing level of usage is generally the discharge defined by connection fees previously paid. In the absence of a record of connection fees previously paid, the existing level of usage derived from the existing facility at full capacity, or the discharges defined in a "discharge permit" or "user agreement" existing at the promulgation of this act may be utilized.

E) Stub-out Fee: The sewer service connection is considered the property of the sewer user and its construction and maintenance are the sewer user's responsibility. In certain circumstances the City may elect to construct a service stub from the sewer main to the property line. A service stub fee of eight hundred and forty-six dollars and fifty-four and three tenths cents (\$846.543) or the present worth of the constructed cost, whichever is greater, shall be assessed at the time of user connection. In instances where a user constructs its own service stub or is constructed and paid for in connection with a Local Improvement District, the fee shall be waived.

F) Previous Connections: In instances where an improvement on a property has previously been connected to the sewer 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 increase only.

G) Capital Improvement Fund: All funds collected from connection fees (Main

Extension, Interceptor, Plant Capacity) shall be placed in a separate Capital Improvement Fund. Expenditures from this fund may be used only for initial construction or replacement of Sewer System Facilities at the treatment plant or in the collection system and its appurtenances.

H) **Significant Industrial Users:** Connection and User Fees for Significant Industrial users and/or users with waste strengths above Category V, and/or excessive flow are to be calculated by the City Engineer and Public Works Director in consultation with the Wastewater Superintendent and negotiated with the User to establish equitable charges for said connection and user fees. Such negotiated fees shall be established on a basis that keeps the City whole for the cost of providing the service.

II. **SEWER USER CHARGES**

BE IT FURTHER RESOLVED, the monthly charges for sewer service provided by the Treatment Plant Department to each user connected to the Sanitary Sewer System within the City Limits shall include a Base Rate, Use Fee and a Surcharge and be based upon the following schedule of rates:

A) **Base Rate:** The Base Rate for all Users, without regard to quantity of sewer use for each and every monthly period that the user's sewer service is in use shall be twelve dollars and twenty-one and three tenths cents (\$12.213). Base Rate for fractions of a month shall be prorated according to time in service.

B) **Use Fee:**

1. **Residential Sewer with City Water** In addition to the above Base Rate, Residential Sewer Use Fees shall be based upon the monthly average cubic feet of water consumed by the Residential User for the previous months of December, January and February at the Waste strengths indicated in Section II.E, and at the Fee Rates defined in Section II.F of this Resolution.

2. **Residential Sewer New Hookup or Without City Water** In addition to the above Base Rate, Sewer Use Fees shall be a flat rate of thirteen dollars and sixty-five and eight tenths cents (\$13.658) per month, which is the estimated average sewer use billing of residential users. For new hookups, this flat rate shall be in force until the first December, January and February water consumption average is available.

3. **Non-Residential Without Permit** In addition to the above Base Rate, non-residential sewer Use Fees shall be based upon the cubic feet of water consumed by the non-residential user during each monthly billing period at the waste strengths indicated in Section II.E and at the Fee Rates defined in Section II.F of this Resolution. In the event a

non-residential sewer user's monthly water consumption is not representative of its sewer use, the user may appeal to the City Public Works Director for alteration of the method of computing sewer use and the Public Works Director may request the assistance of the City Engineer in determining the appropriateness of altering the method of computing sewer use. The acceptable alternative methods for computing use in all but the most extreme and unusual circumstances, is for the user to either monitor sewer discharge directly or monitor domestic water piping separately from water piping dedicated to other uses (such as irrigation). The costs for rerouting piping and installing meters shall be borne by the user.

4. **Non-Residential With Permit** In addition to the above Base Rate, the sewer Use Fee for a permitted user may be established by separate resolution of City Council.

C) **Capital Improvements Surcharge:** In addition to the above defined Base Rate and Use Fee, the total monthly sewer charge for all users (residential, non-residential and permitted) shall include a Capital Improvements Surcharge computed as sixty percent (60%) of the sum of the Base Rate and Use Fee.

D) **Capital Improvements Fund:** All funds collected from the Capital Improvements Surcharge shall be placed in a Capital Improvements Fund, separate from the Operation and Maintenance Fund. Expenditures from this fund may be used only for initial construction or replacement of Treatment Plant and Collections System Facilities and related debt service.

E) **Waste Strength:** Waste strength categories are based on the highest concentration of either B.O.D.⁵ or T.S.S. in the waste stream. The concentration ranges for each category are:

Category I	0-200 mg/L
Category II	200-400 mg/L
Category III	400-600 mg/L
Category IV	600-800 mg/L
Category V	800-1000 mg/L

Fees for waste strengths beyond Category V shall be determined by agreement or within a discharge permit issued by the Public Works Director. The waste strength category for each user may be determined by laboratory analysis, or in lieu of periodic sampling and analysis, may be assigned in accordance with the following classification chart:

SEWER WASTE STRENGTH CLASSIFICATION

CATEGORY I Car Wash

Dry Cleaners
 Laundromats
 Animal Clinics
 Barber Shops
 Beauty Salons
 Bars and Taverns
 Car Dealers
 Cold Storage
 Department and Retail
 Domestic (Single and Multiple)
 Fruit and Produce
 Garages
 Hotels and Motels
 Medical/Dental
 Offices
 Photo Finishing
 Printers
 Service Station/Bulk
 Private Airplane Hangars (Not Fixed Based Operator, Not Commercial)

CATEGORY II

Airports
 Commercial Laundries
 Hospitals, Schools, Churches
 Mortuaries
 Soft Drink Company
 Theaters
 Take-out Only Pizza
 Sandwich Shops

CATEGORY III

Food Markets
 Restaurants (including Drive Through)
 Full Service Pizza

CATEGORY IV

Bakery, Wholesale
 Dairies
 Fish and Poultry

F) Use Fee Rates:

1. **Rate Schedule** The schedule of USE FEES for each category of user per 100 cubic feet (CCF) is:

Category I	\$1.851
Category II	\$2.206
Category III	\$2.834
Category IV	\$3.864
Category V	\$4.972

2. **Non-Category Rate:** For users whose waste strength is outside the range of categories defined in this Resolution, the Use Fee shall be computed at the rate of eighty-one and four tenths cents (\$.814) per pound of the higher concentration of either B.O.D.⁵ or T.S.S. Permitted dischargers may be charged according to rates established by separate resolution of City Council and the above categories and classifications shall not apply.

BE IT FURTHER RESOLVED, that each non-residential sewer user whose water consumption is not metered (private water supply) may be required by the Public Works Director to install and maintain at the User's expense a water meter capable of measuring the total cubic feet or gallons of water being used from such private water supply. The meter shall meet the approval of the Water Superintendent, be installed within 60 days after receiving written direction from the Public Works Director or City Engineer, and be accessible to the Water Department at all times during normal working hours.

III. SEPTAGE DUMP FEE

BE IT FURTHER RESOLVED that the standard fee for discharge of septage to the Publicly Owned Treatment Works is six and nine tenths cents (\$.076) per gallon.

IV. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the minimum sewer main size is a nominal diameter of eight (8") inches. When, in conformance with the needs of the City Sewer System, a larger line is requested of the developer than this nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed the added material costs of providing the larger line in place of the nominal eight (8") line or the minimum standard diameter larger than eight inches (8") required to meet the developer's flow needs. If the developer elects to receive reimbursement for over-sizing in conformance with the above formula, the developer is precluded from being reimbursed by other means outlined in City Code. Material costs shall not include contractor mark-up and shall be based on the material supplier's invoice(s). New Construction performed by the City shall be eligible for the same reimbursement mechanisms set forth under City Code available to developers and/or "private persons." When users participate in the cost of a reimbursement agreement provided for under City Code, they may be considered to have participated in the construction of mainline and the mainline extension fee may be waived.

V. SERVICE DISCONNECTION

BE IT FURTHER RESOLVED that when it becomes necessary to disconnect a sewer service to a user or property that is not concurrently connected to the City water service, for non-

payment of fees or for violation of rules of discharge, the full costs of disconnection and reconnection shall be chargeable to the user, or property owner if user fails to compensate City, and paid before reconnection can occur. Additionally the Utility board may require the user or property owner to connect to City water or provide a deposit of up to six (6) months user fees as a further condition of reconnection.

VI. OTHER CHARGES

BE IT FURTHER RESOLVED that:

1. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so to connect to the City Sewer System. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, is required to obtain Council approval, enter into an agreement 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 Department normal for processing an application to annex. Approval for connection 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.

2. **Damage Repair Costs** - Damages to Sewer Department facilities by other utilities, excavators or others will be repaired using City approved contractors, procedures and specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage (This provision shall apply in instances where Locates are not called in or are called in and are appropriately marked by the City).

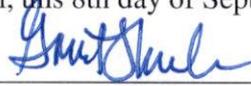
3. **Short Notice Line Location Charges** - The City of Caldwell, as required by law, participates in the Dig Line system. Forty-eight hours notification is required prior to excavation by any party. Line locations without forty-eight hours notice will be billed at the rate of eleven dollars and fifty-four and three tenths cents (\$11.543) to the requesting party. There will be no charge for line locations during times of individual hazard or public emergency.

VII. EFFECTIVE DATE

BE IT FURTHER RESOLVED that sewer connection and septage dump fees and sewer user charges are to be in effect beginning October 1, 2020 and all fees established by earlier resolution are hereby repealed.

PASSED BY THE COUNCIL of the City of Caldwell, this 8th day of September, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, this 8th day of September, 2020.



Mayor

ATTEST:



City Clerk



Exhibit A

Gallons Per Day 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.