

City of Carson City
Agenda Report

Item # 210

Date Submitted: August 7, 2009

Agenda Date Requested: August 20, 2009
Time Requested: 10 minutes

To: Mayor and Supervisors

From: Public Works Department

Subject Title: Action to introduce on first reading, Bill No. _____, an ORDINANCE AMENDING TITLE 12, WATER, SEWERAGE AND DRAINAGE, CHAPTER 12.01, WATER CONNECTION CHARGES AND USE RATES, SECTION 12.01.010, DEFINITIONS, BY DELETING THE DEFINITIONS OF "TOTAL WERCS" AND "WATER EQUIVALENT RESIDENTIAL CUSTOMER (WERC)"; AMENDING SECTION 12.01.030, SCHEDULE OF WATER CONNECTION CHARGES, LATERAL AND METER BOX SETS, AND METER SET FEES, BY DELETING ALL REFERENCE TO WERCS AND REDUCING WATER CONNECTION FEES; AND OTHER MATTERS PROPERLY RELATING THERETO. (BURNHAM)

Staff Summary: Staff recommends the modification of the current method of calculating connection fees which results in a significant reduction in connection fees.

Type of Action Requested: (check one)
☐ Resolution ☒ Ordinance
☐ Formal Action/Motion ☐ Other (Specify)

Does This Action Require A Business Impact Statement: () Yes, Completed (XX) No

Recommended Board Action: I move to introduce on first reading, Bill No. _____, an ORDINANCE AMENDING TITLE 12, WATER, SEWERAGE AND DRAINAGE, CHAPTER 12.01, WATER CONNECTION CHARGES AND USE RATES, SECTION 12.01.010, DEFINITIONS, BY DELETING THE DEFINITIONS OF "TOTAL WERCS" AND "WATER EQUIVALENT RESIDENTIAL CUSTOMER (WERC)"; AMENDING SECTION 12.01.030, SCHEDULE OF WATER CONNECTION CHARGES, LATERAL AND METER BOX SETS, AND METER SET FEES, BY DELETING ALL REFERENCE TO WERCS AND REDUCING WATER CONNECTION FEES; AND OTHER MATTERS PROPERLY RELATING THERETO.

Explanation for Recommended Board Action: Staff recommends the modification of the current method of calculating connection fees which results in a significant reduction in connection fees. Justifications: (1) The current expansions for both water and sewer are for the most part quality driven - almost none of the work would add additional capacity to our water and/or sewer system. Because of changing quality requirements the significant portion of the expansions are the cost of the existing user. We add capacity because of economy's of scale and timing; (2) Because there is no new growth to speak of, bonds are sold based on the water and sewer rates; and (3) The City has not budgeted more than \$250,000 water and sewer connection fees for the last several years. Additionally, the nature of the location of the infrastructure for Carson City throughout the entire City is different than most communities which grow outward. New growth within the City is in-fill and does not require extension of infrastructure. Whenever projects are proposed staff will evaluate them and recommend measures as needed to serve the project.

Applicable Statue, Code, Policy, Rule or Regulation: N/A

Fiscal Impact: Insignificant Impact

Explanation of Impact: Some minor loss of revenue from connection fees.

Funding Source: NA

Alternatives: Do Not Approve; Modify; Give additional direction to staff.

Supporting Material: Revised CCMC Chapter 12.01

Prepared By: Ken Arnold, Deputy Public Works Director

Reviewed By: [Signature]
(Department Head)

Date: 8/11/09

Concurrences: [Signature]
(City Manager)

Date: 8/11/09

[Signature]
(District Attorney)

Date: 8-11-09

[Signature]
(Finance Director)

Date: 8-11-09

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. _____

AN ORDINANCE AMENDING TITLE 12, WATER, SEWERAGE AND DRAINAGE, CHAPTER 12.01, WATER CONNECTION CHARGES AND USE RATES, SECTION 12.01.010, DEFINITIONS, BY DELETING THE DEFINITIONS OF "TOTAL WERCS" AND "WATER EQUIVALENT RESIDENTIAL CUSTOMER (WERC)"; AMENDING SECTION 12.01.030, SCHEDULE OF WATER CONNECTION CHARGES, LATERAL AND METER BOX SETS, AND METER SET FEES, BY DELETING ALL REFERENCE TO WERCS AND REDUCING WATER CONNECTION FEES; AND OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF SUPERVISORS OF CARSON CITY DO ORDAIN:

SECTION I:

That Section 12.01.010 of the Carson City Municipal Code is hereby amended as follows:

12.01.10 Definitions.

The following terms have the meaning ascribed to them in this section unless the context requires otherwise:

"Applicant" means the person, firm, association, corporation, or government agency applying for water service.

"Average month" means 30 days.

"Billing period" means the time interval between two consecutive actual or estimated meter readings that are made for billing purposes.

"Branch service" means a service that is not directly connected to a water main and has as its source of supply from another water service.

"Building permit" means the written authorization issued by Carson City allowing the initiation of construction of structures or the connection of any building, mobile home, structure, or vehicle with the Carson City water system.

"City" means Carson City, a consolidated municipality and its authorized employees.

"Commercial, commercial enterprise" means any establishment or business operating for profit, whether or not a profit is in fact realized, except as may be modified by this chapter.

"Connection charges" means the charge levied for the pro rata share of the physical water system.

"Customer" means the person in whose name service is rendered as evidenced by the signature on the application or contract for that service or in the absence of a signed instrument, by the receipt and payment of bills regularly issued in his/her name regardless of the identity of the actual user of the service.

"Customer's service line": see "Yard line."

"Date of presentation" means the date upon which a bill or notice is mailed (as postmarked) or delivered to the customer by the city.

"Department" means the Carson City utilities department.

"Director" means the public works director or his/her designee.

"House piping" means all piping and fittings installed within a house, structure, building, mobile home, up to and including the last fitting inside or outside the wall.

"Main extension" means the extension or replacement of water distribution mains and necessary facilities beyond existing service facilities up to but not including the mains within a development. Exception: Where the city has required service through the development for future developments, the city will specifically identify such mains.

"Metered service" means service for which charges are computed on the basis of measured quantities of water.

"Minimum charge": see "Service charge."

"Permanent service" means service which, in the opinion of the city, is of a permanent and established character. The use of water may be continuous, intermittent, or seasonal in nature.

"Permit" means the permit issued by the city for the connection of a parcel or facility to the city's water system.

"Person" means an individual, partnership, corporation, governmental agency, or other organization operating as a single business entity.

"Point of delivery" means the point where pipes owned, leased, or under license by a customer contact the city water system, notwithstanding the fact that metering may take place beyond (i.e., on the customer's side of) that point.

"Private fire protection service": see "Service classification."

"Quasi-residential" means a commercial enterprise which is conducted in a residential zone as a secondary use to a primary residential use, provided:

1. Both the primary and the secondary use are contained within the same structure; and
2. The secondary use is an allowable use within the list of permitted uses for the underlying land use zone. Specifically prohibited from this classification are motels, hotels, boardinghouses, nursing homes, and all residential uses located on any parcel of land classified as commercial or industrial on the current land use map for Carson City.

"Service charge" means the amount the customer must pay the city for the availability of each metered water service, irrespective of whether any water is used. The meter size shall determine the service charge for each service.

"Service classification" means the terms as defined below:

1. Commercial service: The service to customers engaged in selling, warehousing, or distributing a commodity, in some business activity, or in a profession, or in some form of economic or social activity (office, stores, triplexes, clubs, motels, hotels, boardinghouses, etc.) or for governmental activities or for service provided to a builder or developer during the construction phase of any structure(s), and for the purposes that do not come under another classification of service.
2. Private fire protection service: Service to customers supplied for fire protection of specific facilities.
3. Residential service: Service to a customer supplied for residential purposes in a single-family dwelling, mobile home, or in an individual flat or individual unit in a multifamily building or portion thereof occupied as the home, residence or sleeping place for one or more persons, provided each such dwelling, flat or unit is owned separately, and churches.

"Service connection" means the point of connection of the customer's piping with the city's facilities (i.e., meter or service pipe).

"Service pipe/lateral" means the connection between the city's mains and the service connection, including all of the pipe, fittings, and valves necessary to make the connection.

"Tapping fee" means the calculated average cost incurred by Carson City in making the physical connection between the customer's service line and the water system, including both direct and indirect costs.

"Temporary service" means service to premises where it is known in advance that the service will be of limited duration.

["Total WERCs" means a value calculated by dividing the average daily total water consumption by the WERC quantity of 550 gallons per day.

"Water equivalent residential customer (WERC)" means the average daily water usage of a residential unit and is based on a quantity of 550 gallons per day.]

"Yard line" means all piping between the building or structure and service connections. (Ord. 2008-8 § 1, 2008: Ord. 1999-14 § 2, 1999: Ord. 1993-44 § 1, 1993: Ord. 1991-67 § 1, 1991: Ord. 1991-12 § 1, 1991: Ord. 1990-29 § 1, 1990: Ord. 1982-8 § 2 (part), 1982).

SECTION II:

That Section 12.01.030 of the Carson City Municipal Code is hereby amended as follows:

12.01.030 Schedule of water connection charges, lateral and meter box sets, and meter set fees.

1. The water connection charges are as follows:

Estimated Water Usage	[WERC] Connection Charge
[Single-Family Residence] 0 to 7,499 gpd	[1.0] \$500.00
[Duplex (each living unit)] 7,500 gpd and greater	[1.0] \$1.00 per estimated gallon of use
[Apartment (each living unit)]	[0.5]
[Mobile Home – individual lot]	[1.0]
[Mobile Home Park – (each pad)]	[0.5]

[For the purpose of determining water connection charges, the water equivalent residential customer value, or portion thereof, is based upon a fee of \$4,543.00 effective October 7, 2005 per one WERC for every connection. For all other water connections not specified above, the connection charge is based on the "total WERCs" of the proposed development.] The public works director or [his/her] designee will [assign a total WERC value] calculate the cost to each development based on water usage information provided to the City through completion and submittal of water usage information data or from previously supplied data generated through the review of similar or like uses and/or developments.

2. All fees for connection to the City water system will be collected at the time the application is made for water service, unless otherwise required by this chapter.

3. The board may by resolution establish for specific geographical areas conditions for the waiver of the sewer connection fee created by this section where public health would be benefitted thereby. If an application for a waiver meets the requirements set forth in the resolution, the waiver may be approved by the director of the department. (Ord. 2003-12 § 3, 2003: Ord. 1995-15 § 1, 1995: Ord. 1994-61 § 4, 1994: Ord. 1993-44 § 13, 1993: Ord. 1991-11 § 4, 1991: Ord. 1988-28 § 1, 1988: Ord. 1988-15 § 2, 1988: Ord. 1987-5 § 2, 1987: Ord. 1985-16 § 3, 1985: Ord. 1980-30 § 2, 1980: Ord. 1980-22 § 3 (part), 1980).

CITY INSTALLED SERVICE

Applicability:

All connections to the city water system by the city will include all piping, connectors, trenching, backfill and resurfacing necessary to install a service lateral and make its connection to an adjacent and acceptable main waterline. The city will also furnish, install and connect a water meter box or pit setter to the service lateral, and furnish and install a radio frequency water meter of the size ordered by the customer, in accordance with the following fee schedule:

Lateral and Meter Size	City Installed Service
5/8" x 3/4"	\$1,430.21 (eff. 7/01/09)
1"	\$1,679.52 (eff. 7/01/09)
1-1/2"	\$2,635.58 (eff. 7/01/09)
2"	\$3,452.53 (eff. 7/01/09)
3"	\$5,524.93 (eff. 7/01/09)
4"	\$9,108.79 (eff. 7/01/09)
6"	\$13,349.32 (eff. 7/01/09)

CITY INSTALLED DUAL PIT SETTER

Applicability:

The city will install water service to supply 2 separate customers through a dual pit setter connected to an adjacent and acceptable main waterline by a 1-inch service lateral. This service will include all connectors, trenching, backfill and resurfacing necessary to accomplish the installation to supply the 2 adjoining customers, parcels or developments. The fee for this installation is \$1,507.00 effective July 1, 2009. Each 5/8-inch by 3/4-inch water meter furnished and installed in the dual pit setter will cost an additional \$380.65 effective July 1, 2009.

CUSTOMER INSTALLED SERVICE

Applicability:

All connections to the city water system by persons other than city will be performed by persons properly licensed by the state of Nevada and Carson City to accomplish the type of work contemplated, and all work performed and all materials placed will be in accordance with the Carson City Code of Standard Specifications for Public Works Construction. Prior to placement of a customer installed service, the applicable meter and meter set fee under the following schedule must be remitted. Under this fee schedule, no other work will be performed and no materials other than the prescribed water meter if requested by the customer will be furnished by Carson City.

Meter Size	Contractor Installed Service
5/8" x 3/4"	\$380.65 (eff. 7/01/09)
1"	\$455.22 (eff. 7/01/09)
1-1/2"	\$618.83 (eff. 7/01/09)
2"	\$761.29 (eff. 7/01/09)
3"	\$2,190.38 (eff. 7/01/09)
4"	\$3,716.31 (eff. 7/01/09)
6"	\$6,893.92 (eff. 7/01/09)

3. The applicable meter and meter set fees described above include 1 trip by the public works department to set the meter. If additional trips are required as a result of failure by the customer to complete all requirements of the permit for installation of the water service, the customer will be assessed a \$82.36 effective July 1, 2009 fee on the building permit for each return trip, extenuating circumstances as approved by the public works director or designee may be cause for exemption of this requirement.

4. The connection charges described above do not apply for service under "private fire protection" provided no other service or connections are made to that line. (Ord. 2007-3 § 2, 2007: Ord. 2005-6 § 2, 2005: Ord. 2003-11 § 2, 2003: Ord. 1997-61 § 1, 1997: Ord. 1997-52 § 1, 1997: Ord. 1996-12 § 1, 1996: Ord. 1994-60 § 1, 1994: Ord. 1993-44 § 3, 1993: Ord. 1991-12 § 3, 1991: Ord. 1990)

SECTION III:

That no other provisions of the Carson City Municipal Code are affected by this ordinance.

PROPOSED _____ (month) _____ (day), 2009.

PROPOSED BY _____

PASSED _____ (month) _____ (day), 2009.

VOTE: AYES: SUPERVISORS: _____

NAYS: SUPERVISORS: _____

ABSENT: SUPERVISORS: _____

Robert L. Crowell, Mayor

ATTEST:

ALAN GLOVER, CLERK/RECORDER.

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the year, 2009.