

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Finance and Personnel Committee  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Non-Residential Utility Connection Fee Code Amendment  
DATE: November 16, 2018

Chapter 50.53 of the City Code provides for the water and sewer connection fees that are paid upon issuance of a utility connection permit to establish new water and/or sewer service for residential and non-residential users. The residential use connection fee is set on a per dwelling unit basis. The non-residential use connection fee is based on the size of the water meter. A 5/8" meter has a water connection fee of \$415 while the same meter size carries a sewer connection fee of \$4,317. The fees increase depending on the size of the meter for non-residential uses.

With the move to 3/4" iPERL meters as a result of the Automated Meter Reading program, the 5/8" meters are no longer in use. The 3/4" meters are now the standard size unless there is a need for additional water usage. The 3/4" meter non-residential rate is \$620 for water and \$6,157.50 for sewer.

Staff suggests eliminating the reference to the 5/8" meters and keeping the same 3/4" and larger meter rates for non-residential uses. It should be noted that the Enterprise Zone covers nearly all non-residential properties and it reduces the connection fee by 50% but to not lower than the residential connection fee amount.

The Public Works Committee recommended this at its meeting on November 5. General discussion is scheduled for the November 19 Finance and Personnel Committee meeting to gain direction on such a code amendment.

Attachment

- (s) The City Attorney recommends that the City monitor the actual connection fee revenues collected and adjust user rates as needed to assure sufficient revenues to cover debt service costs.
  - (t) Sewer Connection Fee revenue will be segregated in a separate fund for payment of debt service and other costs related to the expansion of waste water treatment capacity required by and for new development.
- (2) Utility Connection Fee – Residential Use. The utility connection fee for a residential use shall be as provided below. The term ‘residential use’ shall include any lot or structure that contains residential dwelling units. The term ‘individual dwelling unit’ shall include each house, each apartment unit, each condominium unit, and each unit of a duplex, triplex, or quadruplex, and any dwelling unit contained in an assisted or supportive living facility or senior independent housing facility.
- (a) The water connection fee shall be Four Hundred Fifteen Dollars (\$415.00) per individual dwelling unit.
  - (b) The sewer connection fee shall be as follows:
    - (i) beginning on the effective date of this ordinance and continuing until December 31, 2006, the sewer connection fee shall be Four Thousand One Hundred Five Dollars (\$4,105) per individual dwelling unit.
    - (ii) beginning on January 1, 2007 and continuing thereafter until December 31, 2007, the sewer connection fee shall be Four Thousand Two Hundred Ten Dollars (\$4,210) per individual dwelling unit.
    - (iii) beginning on January 1, 2008 and continuing thereafter, the sewer connection fee shall be Four Thousand Three Hundred Seventeen Dollars (\$4,317) per individual dwelling unit.
- (3) Utility Connection Fee – Non-Residential Use. The utility connection fee for a non-residential use shall be charged per meter to be installed.
- (a) The water connection fee shall be charged per water meter and determined by size of water meter as listed below:

<u>Water Meter Size</u>	<u>Water Connection Fee</u>
5/8-inch meter	\$ 415.00
3/4-inch meter	\$ 620.00
1-inch meter	\$1,035.00
1 ½-inch meter	\$2,070.00
2-inch meter	\$3,310.00
Larger sizes	Prorated by continuous flow capacity of meter

- (b) The sewer connection fee shall be charged per water meter and determined by size of water meter as listed below. Said fee shall not be charged when none of the metered water will be discharged to the City sanitary sewer system.

- (i) beginning on the effective date of this ordinance and continuing until December 31, 2006, the sewer connection fee shall be:

<u>Water Meter Size</u>	<u>Sewer Connection Fee</u>
5/8-inch meter	\$ 4,105.00
3/4-inch meter	\$ 6,157.50
1-inch meter	\$10,262.50
1 ½-inch meter	\$20,525.00
2-inch meter	\$32,840.00
Larger sizes	Prorated by continuous flow capacity of meter

- (ii) beginning on January 1, 2007 and continuing thereafter until December 31, 2007, the sewer connection fee shall be:

<u>Water Meter Size</u>	<u>Sewer Connection Fee</u>
5/8-inch meter	\$ 4,210.00
3/4-inch meter	\$ 6,315.50
1-inch meter	\$10,525.00
1 ½-inch meter	\$21,050.00
2-inch meter	\$33,680.00
Larger sizes	Prorated by continuous flow capacity of meter

- (iii) beginning on January 1, 2008 and continuing thereafter, the sewer connection fee shall be:

<u>Water Meter Size</u>	<u>Sewer Connection Fee</u>
5/8-inch meter	\$ 4,317.00
3/4-inch meter	\$ 6,477.50
1-inch meter	\$10,795.00
1 ½-inch meter	\$21,590.00
2-inch meter	\$34,544.00
Larger sizes	Prorated by continuous flow capacity of meter

- (4) The utility connection fee shall not be charged for the following:
- (a) Fire suppression systems; or
  - (b) Reconstruction or redevelopment of a site with an existing service connection where the number and size of water meters remain unchanged.
- (5) The utility connection fee shall be reduced by fifty (50) percent for any of the following local taxing districts: Tazewell County, Washington Township, District 50 Schools, District 51 Schools, District 52 Schools, Washington Community High School District 308, Illinois Central College District 514, Northern Tazewell Fire Protection District, Washington Park District, and Washington District Library. In no event shall the reduced fee be less than the minimum fee charged for an individual dwelling unit.
- (6) The utility connection fee shall be calculated and charged according to those rates in effect at the time of receipt by the City of a building permit application, complete with all plans and documentation as required by the City.
- (Am. Ord. 1256, passed 1-15-79; Ord. 2241, passed 7-17-00; Am. Ord. 2495, passed 12-15-03; Am. Ord. 2523, passed 4-19-04; Am. Ord. 2642, passed 9-26-05; Am. Ord. 2720, passed 3-5-07)

#### **§ 50.54 BILLINGS; DELINQUENCY; LIENS**

- (A) The word service shall mean water service, sewer service, or combined water and sewer service.
- (B) Bills: