

ORDINANCE NO. 2019-1141

AN ORDINANCE OF THE CITY OF MABTON, WASHINGTON ESTABLISHING GENERAL FACILITY CHARGE FOR WATER AND SEWER CONNECTIONS WITHIN THE CITY OF MABTON, WASHINGTON.

WHEREAS, City of Mabton has established rates and charges related to connection and installation of public water and wastewater (sewer) service. The existing connection charges as more particularly set forth in MMC 13.04.430 – 13.04.480 (water) and MMC 13.04.500-.530 (sewer). The current connection charge provisions do not include either a water or sewer general facility charge.

WHEREAS, City of Mabton has commissioned and received a Water and Sewer General Facility Charge Study prepared by Gray & Osborne, Inc. and dated January, 2019. The General Facility Charge (GFC) is also commonly referred to as a connection charge or system infrastructure development charge. The intent of implementing a GFC charge as a condition of connecting to the City’s existing water or sewer system is to charge the connecting user and equitable share of the total existing system valuation.

WHEREAS, Cities are authorized by RCW 35.92.025 to charge property owners seeking to connect to the water or sewer system as a condition of granting the right to connect to a municipal system. The General Facility Charges (GFCs) includes an equitable, pro-rata share of the cost of existing facilities (existing facility component) and planned facilities (future facility component) ; and

WHEREAS, the Water and Sewer General Facility Charge Study has developed legal justification establishing new GFC connection charges for water and sewer and City desires to establish such collection charges.

BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MABTON, WASHINGTON, as follows:

Section 1. General Facility Charge. A General Facility Charge (GFC) for both water and sewer connection are based on equivalent residential units (ERU). An ERU is a baseline number representing average residential household water consumption as defined in the most recent City of Mabton Water System Plan (2013). A water ERU for single-family residence is equivalent to

323 gallons per day (gpd) of water consumption. For multifamily residences, each unit shall be charged .5 ERU/dwelling unit.

Section 2. Water General Facility Charge. An ERU for standard residential connections shall be equal to *Three Thousand Five Hundred Dollars (\$3,500.00)*. For nonresidential and nonstandard residential water connections requiring more than one (1) ERU, the following shall apply:

- A. Estimate of Water Usage. An applicant/property owner for a nonresidential and/or or nonstandard connection shall prepare an estimate of the require water service (ERU) for the proposed use and/or facility. Such estimate shall be reviewed by the City, or its designated representative, and a final use estimate determined for the use and/or facility. The estimate may be based upon the Department of Health and Department of Ecology estimates (as defined in their most recent respective design guidelines), the comprehensive water plan, and/or assessment of similar connections and uses.
- B. Payment of GFC. The property owner/applicant for the water service shall pay a GFC based upon the use evaluation (e.g., if a nonresidential or nonstandard residential customer uses 20 times the flow of the average household, this would be expressed as twenty (20) ERUs). This number shall be rounded to the nearest one-tenth ERU and the GFC based on a rate of \$3,500/ERU.
- C. Monitoring-Additional Charge. City shall have the right to evaluate and monitor metered water use for a period of twelve (12) months to determine the actual number of water ERU's utilized by the use and/or facility. If it is determined that the actual ERU's are greater than the estimated ERU's, the City shall establish an amount of such excess use and charge the property an increased General Facility Charge (GFC).
- D. Material Change in Usage. In the event that a material change in usage occurs which increase ERU's for water service, the City may determine and issue an additional GFC based upon such increased usage. A determination may be based upon a monthly monitoring of water usage by the use and/or facility.

Section 3. Sewer General Facility Charge. The sewer General Facility Charge (GFC) is based on an Equivalent Residential Unit (ERU). An ERU is a baseline number representing average residential wastewater usage calculated in a manner consistent with household water consumption as defined in the most recent City of Mabton (Water System Plan (2013)). A water ERU is equivalent to 323 gallons per day (gpd). An ERU for standard residential sewer

connections shall be *Four Thousand Five Hundred Dollars (\$4,500)*. For nonresidential and nonstandard residential connections discharging more than one ERU, the following shall apply:

- A. For connections requiring more than one ERU, an initial evaluation of the GFC will be made. The required sewer service ERU shall be estimated by the property owner (or developer) and approved by the City based on the Department of Ecology's or the Department of Health's estimates, as defined in their most recent respective design guidelines. Wastewater flow data from similar connections may be used for the initial evaluation with city concurrence.
- B. Payment of GFC. The property owner/applicant for sewer service shall pay a GFC based on the initial evaluation (e.g. if a nonresidential or nonstandard residential customer produces twenty times the flow of the average household, this would be expressed as 20 ERUs). The number shall be rounded to the nearest one-tenth ERU and the GFC based on a rate of \$4,500/ERU.
- C. Monitoring-Additional Charge. City shall have the right to evaluate metered sewer use for a period of twelve (12) months to determine the actual number of sewer ERUs utilized by the use and/or facility. If it is determined that the actual ERU's are greater than the estimated ERU's, the City shall establish an amount of such excess use and charge the property an increased General Facility Charge (GFC).
- D. Material Change in Usage. In the event that a material change in usage occurs which increase ERUs for sewer service, the City may determine and issue an additional GFC based upon such increased usage. A determination may be based upon a monthly monitoring of sewer usage by the use and/or facility.

Section 4. Water and Sewer Permit Fees/Associated Expenses. City has established water and sewer permit fees as more particularly set forth in MMC 13.04.450 and MMC 13.04.500. The water and sewer permit fees are each set at \$500 plus the associated expense for construction of the water and sewer service lines. These fees and expense recovery costs shall remain in effect and not be waived, changed or otherwise modified by the adoption of water and sewer general facility charges.

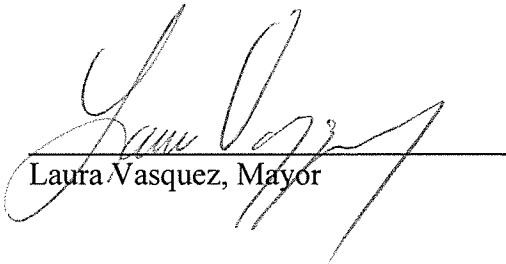
Section 5. Change in GFC Charge. The charge established herein may be amended from time-to-time by ordinance of the City Council. Any such amendment shall be based on changes in the City's cost of withdrawing, storing, distributing, planning, designing and/or maintaining domestic water service to the City's service area.

Section 6. Schedule of Rates. The applicable GFC charge may be added to the City's schedule of rates, fees, and charges and such schedule shall be made available to all interested persons.

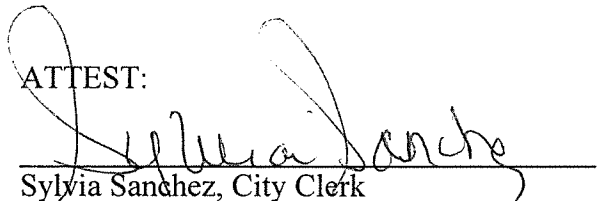
Section 7. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid the remainder of this Ordinance or the application of the provisions to other persons or circumstances, shall not be effected.

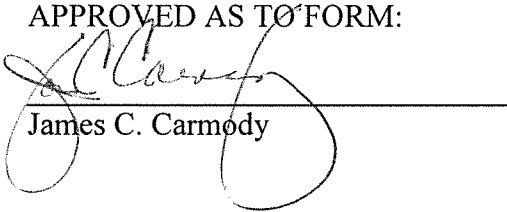
Section 8. Effect. This Ordinance shall take effect and be enforced five (5) business days from and after its passage, approval and publication as provided by law.

PASSED BY THE COUNCIL for the City of Mabton and approved by the Mayor this 9th day of July, 2019.



Laura Vasquez, Mayor

ATTEST:

Sylvia Sanchez, City Clerk

APPROVED AS TO FORM:

James C. Carmody