



AGENCY: Municipal Improvement District
MEETING DATE: May 29, 2018
DEPARTMENT: Public Works
PRESENTED BY: Chantell O'Neal
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AGENDA ITEM SUMMARY

TITLE:

Receive Recommendation from Public Works and Facilities Committee, Conduct Public Hearing, and Consider Adopting a Resolution Amending the Commercial Categories Used for the Calculation of Wastewater Capacity Fees in Resolution ID 300-2008 and Standardizing Policy for Implementing Discounts for Best Available Technologies

ISSUE:

For complete background on commercial category fees and their associated discounts refer to the staff report for calculating water capacity fees, Item 6B, May 29, 2018 agenda.

ANALYSIS:

Equation for Sewer Fee Calculation:

Sewer Capacity Charge = Number of Units x Sewer EDU per unit of Measure x \$3523.60*
(*\$3523.60 is the 2018 fee for 1.0 Sewer EDU)

Example:

Proposed Dental Facility: 2,500 SF
Sewer Capacity Charge = 2.5 x 1.13 x \$3523.60
Sewer Capacity Charge = \$9954.17

Equations for Calculating Sewer Flow:

For Commercial Uses:
$$\text{Sewer Flow} = \frac{(\text{water peak flow}) \times 2}{(3.01) \times (1.46)*}$$

For Multi-Family Home:
$$\text{Sewer Flow} = \frac{(\text{water peak flow}) \times 2}{(3.01) \times (1.75)*}$$

(* 1.46 and *1.75 are the peaking factors for commercial and multi-family residential use)
(Note: These formulas do not apply to the single family home water flow)

$$\text{Sewer EDU} = \frac{\text{Sewer Flow (gpd)}}{\text{Residential Flow(gpd)}}$$

Capacity charges will be established after project flows are developed for unusual and large projects where a variety of uses are proposed. If a change in occupancy is proposed on an existing site where the capacity charges have been paid, the fee may be recalculated. An additional fee may be charged if the change in occupancy results in a new fee greater than the original fee paid. There will be no refunds issued if the change in occupancy results in a fee less than the original fee charged.

Figure 1: Sample Capacity Fee Equation

The proposed resolution includes the proposed Equivalent Dwelling Unit (EDU) multipliers listed in Table 1:

Proposed Category	Water EDU Multiplier	Sewer EDU multiplier	Unit of Measure
Bar	1.38	1.98	1000 SF Patron Area
Single Service	2.68	2.88	Prep Area
Outdoor Seating	4.87	6.67	1000 SF Dining Space

Table 1: Proposed Multiplier Categories and EDU's

In June 2003, the City Council determined that commercial projects that include best available water technology as part of their project construction should be eligible for a discount calculated on a sliding scale (Resolution 2668-2003). The discount approved is as follows:

2 to 5 EDU's	30% discount
More than 5 up to 10 EDU's	40% discount
More than 10 up to 15 EDU's	50% discount
More than 15 EDU's	60% discount

Figure 2: Excerpt from Resolution 2668-2003

Adding commonly used multipliers to the approved list and incorporating the Best Available Technology (BAT) discounts into the EDU multiplier will both aid the Technicians' explanation and calculations for potential developers. Approving and listing the proposed use categories ensures consistency for processing application fees and reduces staff processing time. Staff time saved by this change includes the time for explaining the BAT and their benefits, performing the secondary calculation, researching specific technologies submitted with improvement plans, and performing site visits to confirm approved technologies are being employed at the development site.

RECOMMENDED ACTION:

1. Adopt resolution amending the commercial categories used for the calculation of wastewater capacity fees in resolution ID 300-2008 and establishing a standardized policy for implementing discounts for best available technologies.

ALTERNATIVE ACTION(S):

1. Conduct the public hearing; make minor amendments to the resolution prior to adoption.
2. Conduct the public hearing and direct staff to provide additional review or changes to the proposed fees for action at a subsequent meeting.

FISCAL IMPACT:

Proposed New Sewer Development Impact Fees		2018 Sewer Capacity					
		\$3,523.60					
Sewer Strength & Use Type	Sewer EDU	Development Impact Fee per Unit of Measurement (Current)	Development Impact Fee per Unit of Measurement (Proposed)	BAT Discount	Difference per unit of measure	Unit of Measure	
Very Low							
Car Wash	7.07	\$ 24,912	\$ 14,947	40%	\$ (9,964.74)	Stall	
Low							
Schools	7.33	\$ 25,828	\$ 15,497	40%	\$ (10,331.20)	1000 SF Classroom	
Laundromats	1.07	\$ 3,770	\$ 3,770		\$ -	Washing Machine	
Medium Low							
Hospitals	1.67	\$ 5,884	\$ 5,884		\$ -	Bed	
Convalescent homes	0.67	\$ 2,361	\$ 2,361		\$ -	Bed	
Domestic							
Church	0.47	\$ 1,656	\$ 1,656		\$ -	1000 SF	
Retail/Wholesale	0.33	\$ 1,163	\$ 1,163		\$ -	1000 SF	
Professional Office	1.00	\$ 3,524	\$ 3,524		\$ -	1000 SF	
Dental/Medical Office	1.13	\$ 3,982	\$ 3,982		\$ -	1000 SF	
Beauty Shops	1.80	\$ 6,342	\$ 6,342		\$ -	1000 SF	
Brewery	2.93	\$ 10,324	\$ 7,227	30%	\$ (3,097.24)	1000 SF	
Theater	0.02	\$ 70	\$ 70		\$ -	Seat	
Gas Stations	1.20	\$ 4,228	\$ 4,228		\$ -	1000 SF	
Garage	0.33	\$ 1,163	\$ 1,163		\$ -	1000 SF	
Medium							
Lodging with dining (with spa)	1.53	\$ 5,391	\$ 5,391		\$ -	Room	
Lodging with dining (without spa)	0.87	\$ 3,066	\$ 3,066		\$ -	Room	
Bar	1.98	\$ 6,977	\$ 6,977		New category	1000 SF Patron Area	
Single Service (deli, bakery, etc.)	2.88	\$ 10,148	\$ 7,104	30%	New category	1000 SF Prep Area	
High							
Outdoor Seating	6.67	\$ 23,485	\$ 14,091	40%	New category	1000 SF Dining Area	
Restaurant with Bar (fixed seating)	0.30	\$ 1,057	\$ 1,057		\$ -	Seat	
Restaurant with Bar (no fixed seating)	16.00	\$ 56,378	\$ 22,551	60%	\$ (33,826.56)	1000 SF Dining Area	
Restaurant (fixed seating)	0.20	\$ 705	\$ 705		\$ -	Seat	
Restaurant (no fixed seating)	13.33	\$ 46,970	\$ 23,485	50%	\$ (23,484.79)	1000 SF Dining Area	
Supermarket	0.87	\$ 3,066	\$ 3,066		\$ -	1000 SF	

Source: Bartle Wells, 2002; Public Works, City of Fort Bragg, 2018

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Table 2: Calculated Costs per unit of Measure

CONSISTENCY:

Capacity fees are established pursuant to Government Code section 66013. Notice was provided in accordance with Government Code section 66016 and information regarding the proposed fee changes was made available to the public in accordance with Government Code section 66016(a).

IMPLEMENTATION/TIMEFRAMES:

Implementation of the multipliers and discounts may begin immediately.

ATTACHMENTS:

1. Resolution Amending Sewer Capacity Charges
2. Public Hearing Notice

NOTIFICATION:

None.