

**CITY OF GREELEY, COLORADO
ACTING BY AND THROUGH ITS WATER AND SEWER BOARD**

RESOLUTION ___, 2022

A RESOLUTION ADOPTING RATES, FEES, AND CHARGES FOR WATER AND SEWER SERVICES IN 2023

WHEREAS, the City of Greeley ("City") is a Colorado home rule municipality empowered pursuant to Sections 1 and 6 of Article XX of the Colorado Constitution to, *inter alia*, construct, purchase, acquire, lease, add to, maintain, conduct, and operate water works and everything required therefor, within or without its territorial limits, for use of the City; and

WHEREAS, Section 17-4 of the City Charter and Sections 20-27 and 20-30 of the Greeley Municipal Code authorize and require the Water and Sewer Board ("Board") to, *inter alia*, annually establish minimum water and sewer rates by resolution, which must be sufficient to include expenditures for all operations and maintenance of the water and sewer system, all debt service, and additions to a reserve account in sufficient amounts to offset depreciation to the water and sewer system; and

WHEREAS, Section 17-4 of the City Charter and Section 20-30 of the Greeley Municipal Code authorize and require the Board to acquire, develop, convey, lease, and protect water and sewer assets, supplies, and facilities; and

WHEREAS, Section 20-28 of the Greeley Municipal Code authorizes the Board to adopt minimum rates, fees and charges the Board deems necessary to cover the costs of inspections, tap installations, operations, maintenance and extensions of the water and sanitary sewer systems; and

WHEREAS, Sections 20-27 and 20-255 through 20-258 of the Greeley Municipal Code requires the Board to determine the fair market value of water, upon which value the fee for cash-in-lieu of raw water (i.e., the cash equivalent of raw water required to be dedicated for development within the City) is based; and

WHEREAS, the Board has advised the City Council of its long-term capital improvement plans, pursuant to Section 17-7 of the City Charter; and

WHEREAS, the Board's long-term capital improvement plan for water and wastewater contains extensive new construction and rehabilitation within the next five years; and

WHEREAS, the Board's long-term water storage and water acquisition plans contemplate the acquisition of new water supplies, as well as the construction and expansion of water storage infrastructure; and

WHEREAS, the Board's 10-year Financial Plan for funding operations, construction, water acquisition, and replacement programs calls for rate increases over the next several years to accomplish the programs anticipated;

NOW THEREFORE, BE IT RESOLVED BY THE WATER AND SEWER BOARD OF GREELEY, COLORADO:

Section 1. The water rates for 2023 shall be as shown in Appendix A to this resolution.

Section 2. The sewer rates for 2023 shall be as shown in Appendix B to this resolution.

Section 3. The water and sewer fees and charges for 2023 shall be as shown in Appendix C to this resolution.

Section 4. Water and sewer rate increases shall be allocated among the various customer classes in accordance with their service demand as determined by the City's rate model and shown in the attached rate appendices.

Section 5. The 2023 cash-in-lieu of raw water fee shall be as shown in Appendix A of this resolution, but may be adjusted thereafter periodically by the Water and Sewer Board by motion.

Section 6. The 2023 plant investment fees for water shall be as shown in Appendix A of this resolution.

Section 7. The 2023 plant investment fees for sewer shall be as shown in Appendix B of this resolution.

Section 8. The new water and sewer rates, and all other fees and charges not described in Section 9 below, shall take effect on January 1, 2023.

Section 9. The new plant investment fees and cash-in-lieu of raw water fee shall take effect on March 1, 2023 to provide the public with at least 45 days' notice of the new fees.

Section 10. Any specific reference in this resolution and the appendices to the Greeley Municipal Code shall be deemed applicable to any and all successor sections in the event the Code is revised after adoption of this resolution.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY OF DECEMBER 2022.

ATTEST

**CITY OF GREELEY
WATER AND SEWER BOARD**

**Raymond C. Lee III
Secretary to the Board**

**Harold Evans
Chairman, Water and Sewer Board**

APPENDIX A

2023 WATER RATES AND FEES

A. WITHIN THE CITY OF GREELEY

Customer Class

Rate per 1,000 Gallons

Inside the City Single-Family Residential Water Budget

Tier One ($\leq 100\%$ of Water Budget)	\$5.39
Tier Two (101-130% of Water Budget)	\$6.24
Tier Three (131-150% of Water Budget)	\$8.51
Tier Four ($> 150\%$ of Water Budget)	\$11.35

Inside the City Residential not on Water Budget

\$5.64

Inside the City Commercial

\$5.60

Inside the City Industrial

\$4.52

In addition, the following service charges shall be billed regardless of the volume of water consumed.

Service Charges for Monthly Billed Period:

<u>Meter Size</u>	<u>Inside City</u>
5/8"	\$17.50
3/4"	\$17.50
1"	\$18.10
1½"	\$24.50
2"	\$27.10
3"	\$81.50
4"	\$95.50
6"	\$121.20
8"	\$155.00
10"	\$199.70
12"	\$258.50

B. OUTSIDE THE CITY OF GREELEY

<u>Customer Class</u>	<u>Rate per 1,000 Gallons</u>
Outside the City Residential	\$11.62
Outside the City Commercial	\$11.54
Sharkstooth Pipeline Company (Contributed Water Rights)	\$4.96
Mountain View Meadows (Not Contributed Water Rights)	\$10.19
Agriculture Special Contract (Greeley-Loveland by Agreement)	\$5.64
Kodak Alaris	\$3.98
Town of Windsor	\$5.31
City of Evans	\$4.96
Town of Milliken	\$6.05

In addition, the following service charges shall be billed regardless of the volume of water consumed.

Service Charges for Monthly Billed Period:

<u>Meter Size</u>	<u>Outside City</u>
5/8"	\$17.50
3/4"	\$17.50
1"	\$18.10
1½"	\$24.50
2"	\$27.10
3"	\$81.50
4"	\$95.50
6"	\$121.20
8"	\$155.00
10"	\$199.70
12"	\$258.50

C. RAW WATER PREREQUISITE

Raw water dedication is a prerequisite to receiving water service pursuant to City of Greeley Municipal Code Sections 20-254 and 20-257, regardless of whether the service requested is for treated or non-potable water.

D. RAW WATER SURCHARGE FOR CERTAIN TREATED WATER USERS

All non-residential customers, large multi-family residential customers, and large parcel single-family residential customers who use more water in a calendar year (based upon billing records) than their annual allotment, as set forth in Section 20-260 of the Greeley Municipal Code, shall be assessed a raw water surcharge of \$13.01 per 1,000 gallons on the volume of water used in excess of the annual allotment. This surcharge is based on the fair market value of water and cash-in-lieu of raw water fee.

E. RAW WATER SURCHARGE FOR NON-POTABLE USERS

All non-potable customers, residential or commercial, who use more water in a calendar year than the amount of raw water contributed (based upon billing records) shall be assessed a raw water surcharge of \$6.47 per 1,000 gallons on the excess usage. This surcharge is based on the market price for Greeley and Loveland Irrigation Company shares.

F. NON-POTABLE SERVICE

The non-potable water usage rate shall be \$3.95 per 1,000 gallons for the volume of water used. A monthly service charge based on meter size, as given in the table, shall be assessed on every non-potable account during the period of its operation, regardless of the volume of water used.

Meter Size	Non-Potable Monthly Service Charge
3/4" and 5/8"	\$17.50
1"	\$18.10
1.5"	\$24.50
2" and larger	\$27.10

The City reserves the right to decide which customers will be allowed to receive non-potable water, depending on location, cost, and budgetary considerations.

G. TURN-ON CHARGE

The turn-on charge is hereby established at \$55.00. This charge is applicable to all turn-ons, including, but not limited to:

1. Non-payment shut-off and turn-on;
2. Emergency and non-emergency repairs except in the case of a meter failure or meter repair;
3. Lawn taps, except in the case of multiple lawn taps on the same property, only one charge will be required per service call.

No charge will be assessed for the turn-on and turn-off of non-potable service.

H. WATER/SEWER TAPPING CANCELLATION FEE

When less than 24 hours' notice is given to Greeley staff to cancel an appointment to tap a water or sewer line, a fee of \$85.00 will be assessed.

I. WATER SOLD FROM HYDRANTS

Water sold from City fire hydrants shall be charged as follows:

1. \$14.32 per 1,000 gallons.
2. Deposit fee: \$1,525
3. Meter rentals will be \$20.00 per workday or \$120.00 per week.
4. Replacement of damaged meter: \$1,525

J. PLANT INVESTMENT FEE SCHEDULE FOR WATER

- 1. Minimum Plant Investment Fees Based on Tap Size:** The following are minimum plant investment fees for treated water service.

<u>Tap Size</u>	<u>Water Plant Investment Fee</u>
3/4"	\$12,100
1"	\$20,200
1½"	\$40,300
2"	\$64,600
3"	\$141,400
4"	\$242,400
6"	\$504,700

K. PLANT INVESTMENT FEE REDUCTION FOR LOW-WATER USE POTABLE IRRIGATION (MULTI-FAMILY AND NON-RESIDENTIAL)

Applicants for water service to non-residential lots and multi-family residential lots with more than four units that are required to install a separate and additional potable landscape irrigation tap ¾" or 1" in size shall receive a seventy-five (75) percent reduction to the plant investment fee associated with such irrigation tap if the irrigated area contains 75% or more of low water use landscape, as defined in City of Greeley Municipal Code Section 20-254. Applicants for water service to non-residential lots and multi-family residential lots with more than four units that are required to install a separate and additional potable landscape irrigation tap 1 ½" in size or larger shall be responsible for the full plant investment fee associated with such irrigation tap regardless of the water use landscape.

L. CASH-IN-LIEU OF RAW WATER

The cash-in-lieu of raw water fee is a fair market value of water determination based on the cost of the water rights portfolio that Greeley has secured to date and the current cost of developing new water storage projects. The cash-in-lieu of raw water fee is \$44,000 per acre-foot of water and can be adjusted periodically by the Water and Sewer Board by motion.

M. NON-AGRICULTURAL RAW WATER RENTAL

The City of Greeley manages a non-agricultural water rental program that provides annual excess water supplies to certain non-agricultural water users. Non-agricultural rentals can be made to supply augmentation, industrial water needs, home owner association irrigation, or other uses unrelated to agriculture. Raw water rental rates are evaluated and adjusted annually. Interested parties should contact the City of Greeley Water Resources department for current prices.

APPENDIX B

2023 SANITARY SEWER RATES AND FEES

A. RESIDENTIAL SANITARY SEWER RATES – WITHIN THE CITY OF GREELEY.

1. a. **Single Family Metered Rate**; applicable to all residential users receiving metered water in which not more than one family unit is housed on the same lot or in the same building: \$16.70 per billing period plus \$4.03 per thousand gallons of water use per billing period, not to exceed winter billing period consumption.

b. All new single family units which receive metered water will be assessed for 3,000 gallons of water at \$4.03 per thousand gallons plus \$16.70 per billing period until the end of their first complete winter billing period. At that time, the winter billing consumption volume will be used to calculate the sewer bill.

c. All single-family units with metered consumption less than 1,000 gallons in their most recent winter billing period shall be billed for actual consumption in subsequent billing periods, not to exceed an amount equal to 3,000 gallons of consumption.
2. a. **Single Family Flat Rate**; applicable to all residential users not receiving City water in which not more than one family unit is housed on the same lot or in the same building: \$16.70 per billing period plus 3,000 gallons at \$4.03 per thousand.
3. a. **Multi-Family Metered Rate**; applicable to all residential users receiving metered water in which two or more family units are housed on the same lot or in the same building: \$16.70 per sewer connection plus \$4.08 per thousand gallons of water use per billing period, not to exceed winter billing period consumption.

b. All new multi-family units which receive metered water will be assessed for 12,000 gallons of water at \$4.08 per thousand gallons plus \$16.70 per billing period until the end of their first complete winter billing period. At that time, the winter billing consumption volume will be used to calculate the sewer bill.
4. a. **Multi-Family Flat Rate**; applicable to all residential users not receiving City water in which two or more family units are housed on the same lot or in the same building: \$16.70 per sewer connection plus 12,000 gallons at \$4.08 per thousand.

B. COMMERCIAL SANITARY SEWER RATES – WITHIN THE CITY OF GREELEY.

1. **Class I Commercial Rate**; applicable to car washes, cleaners, laundromats, schools, colleges, churches, retail stores, offices, beauty shops, financial institutions, membership organizations without dining facilities, service stations (without repair), motels (without dining), and bed and breakfasts which provide a

continental breakfast: \$16.70 per sewer connection per billing period plus \$4.10 per thousand gallons of water use per billing period.

2. **Class II Commercial Rate;** applicable to bars and taverns (without dining), service stations (with repair), animal clinics, hospital/convalescent homes, photo finishing, light manufacturing, retail stores (with dining), convenience stores, and bed and breakfasts which cook a daily breakfast: \$16.70 per sewer connection per billing period plus \$5.72 per thousand gallons of water use per billing period.
3. **Class III Commercial Rate;** applicable to restaurants, hotels (with dining), bars and taverns (with dining), membership organizations (with dining): \$16.70 per sewer connection per billing period plus \$7.33 per thousand gallons of water use per billing period.
4. **Class IV Commercial Rate;** applicable to food markets, butchers, bakers, and food manufacturing: \$16.70 per sewer connection per billing period plus \$8.95 per thousand gallons of water use per billing period.
5. **Class V Commercial Rate;** applicable to mortuaries and miscellaneous heavy commercial manufacturing: \$16.70 per sewer connection per billing period plus \$10.58 per thousand gallons of water user per billing period.

C. RESIDENTIAL SANITARY SEWER RATES – OUTSIDE THE CITY OF GREELEY.

1.
 - a. **Single Family Metered Rate;** applicable to all residential users receiving metered water in which not more than one family unit is housed on the same lot or in the same building: \$16.70 per billing period plus \$6.13 per thousand gallons of water use per billing period, not to exceed winter billing period consumption.
 - b. All new single family units which receive metered water will be assessed for 3,000 gallons of water at \$6.13 per thousand gallons plus \$16.70 per billing period until the end of their first complete winter billing period. At that time, the winter billing consumption volume will be used to calculate the sewer bill.
 - c. All single-family units with metered consumption less than 1,000 gallons in their most recent winter billing period shall be billed for actual consumption in subsequent billing periods, not to exceed an amount equal to 3,000 gallons of consumption.
2.
 - a. **Single Family Flat Rate;** applicable to all residential users not receiving City water in which not more than one family unit is housed on the same lot or in the same building: \$16.70 per billing period plus 3,000 gallons at \$6.13 per thousand.
3.
 - a. **Multi-Family Metered Rate;** applicable to all residential users receiving metered water in which two or more family units are housed on the same lot or in the same building: \$16.70 per sewer connection plus \$5.32 per thousand gallons of water use per billing period, not to exceed winter billing period consumption.

- b. All new multi-family units which receive metered water will be assessed for 12,000 gallons of water at \$5.32 per thousand gallons plus \$16.70 per billing period until the end of their first complete winter billing period. At that time, the winter billing consumption volume will be used to calculate the sewer bill.
4.
 - a. **Multi-Family Flat Rate**; applicable to all residential users not receiving City water in which two or more family units are housed on the same lot or in the same building: \$16.70 per sewer connection plus 12,000 gallons at \$5.32 per thousand.

D. COMMERCIAL SANITARY SEWER RATES – OUTSIDE THE CITY OF GREELEY.

1. **Class I Commercial Rate**; applicable to car washes, cleaners, laundromats, schools, colleges, churches, retail stores, offices, beauty shops, financial institutions, membership organizations without dining facilities, service stations (without repair), motels (without dining), and bed and breakfasts which provide a continental breakfast: \$16.70 per sewer connection per billing period plus \$5.62 per thousand gallons of water use per billing period.
2. **Class II Commercial Rate**; applicable to bars and taverns (without dining), service stations (with repair), animal clinics, hospital/convalescent homes, photo finishing, light manufacturing, retail stores (with dining), convenience stores, and bed and breakfasts which cook a daily breakfast: \$16.70 per sewer connection per billing period plus \$7.45 per thousand gallons of water use per billing period.
3. **Class III Commercial Rate**; applicable to restaurants, hotels (with dining), bars and taverns (with dining), membership organizations (with dining): \$16.70 per sewer connection per billing period plus \$9.36 per thousand gallons of water use per billing period.
4. **Class IV Commercial Rate**; applicable to food markets, butchers, bakers, and food manufacturing: \$16.70 per sewer connection per billing period plus \$11.23 per thousand gallons of water use per billing period.
5. **Class V Commercial Rate**; applicable to mortuaries and miscellaneous heavy commercial manufacturing: \$16.70 per sewer connection per billing period plus \$12.70 per thousand gallons of water user per billing period.

E. INDUSTRIAL SANITARY SEWER RATES.

1. **SIC 2013 Rate**; applicable to prepared food manufacturers: \$16.70 per sewer connection per billing period plus \$22.34 per thousand gallons of sewer flow per billing period.

2. **SIC 2034 Rate**; applicable to dehydrated food producers: \$16.70 per sewer connection per billing period plus \$7.44 per thousand gallons of sewer flow per billing period.
3. **SIC 2047 Rate**; applicable to dog and cat food manufacturers: \$16.70 per sewer connection per billing period plus \$19.38 per thousand gallons of sewer flow per billing period.
4. **SIC 2873 Rate**; applicable to nitrogenous fertilizer producers: \$16.70 per sewer connection per billing period plus \$47.90 per thousand gallons of sewer flow per billing period.
5. **SIC 4212 Rate**; applicable to transportation equipment services providers: \$16.70 per sewer connection per billing period plus \$3.40 per thousand gallons of sewer flow per billing period.
6. **SIC 5169 Rate**; applicable to chemical and allied products manufacturers: \$16.70 per sewer connection per billing period plus \$3.88 per thousand gallons of sewer flow per billing period.
7. **SIC 7218 Rate**; applicable to industrial laundries: \$16.70 per sewer connection per billing period plus \$10.54 per thousand gallons of sewer flow per billing period.
8. **SIC 7542 Rate**; applicable to truck washes: \$16.70 per sewer connection per billing period plus \$8.16 per thousand gallons of sewer flow per billing period.

F. WASTEWATER PLANT INVESTMENT FEE.

The following minimum plant investment fee schedule for sewer taps is hereby established.

<u>Water Tap Size</u>	<u>Wastewater Plant Investment Fee</u>
3/4"	\$6,900
1"	\$11,500
1½"	\$23,000
2"	\$36,800
3"	\$80,500
4"	\$138,000
6"	\$287,500

An individual structure that contains more than one living unit (whether apartment, townhouse, mobile home, or condominium) may be served by a single tap.

APPENDIX C

2023 WATER AND SEWER DEPARTMENT MISCELLANEOUS FEES AND CHARGES

A. Water charges for meter failure or leak adjustments

1. Varies – Water charge will be based on the average consumption for the same period in two prior years and billed at the 2023 rates.

B. Water tap installation fees

1. $\frac{3}{4}$ " = \$205
2. 1" = \$225
3. 1 $\frac{1}{2}$ " = \$315
4. 2" = \$420
5. 4"-12" = \$540

C. Sewer tap installation fees

1. 4" = \$280
2. 6" = \$290
3. 4" to 6" on 15" or larger mains = \$425

D. Wastewater acceptance fee (hauled wastewater)

1. \$0.065/gallon

E. Water and sewer line crossing permits

1. Permit fee = \$50 per application
2. Inspection fee = \$100 per crossing

G. Construction cost recovery

1. Cost recovery for water and sewer assets will vary according to the development or site

H. Engineering design review fee

1. Varies – Review fee will be based on the length of the review and the cost of the engineer

I. Water Meter Fees

1. Varies – The meter fees are a pass through cost. The customer will pay the cost the City of Greeley pays to purchase the meters.

J. Tampering Fee

1. A \$200 fee will be assessed when water and sewer assets are damaged by a customer.

K. Publications

1. Printed - \$25
2. Electronic – Free

L. Insufficient Funds Fee

1. A \$20 fee will be assessed for insufficient funds and returned checks.

M. Other fees and charges

1. Fees may be charged for special circumstances outside the normal fee schedule. Such fees will vary.