



60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

City Council Agenda Information

To: Mayor Miller and City Council
From: Angela Pritchett, Water Reclamation Manager
Date: 05/05/2026
Subject: Commercial Sewer Rates

Summary: Commercial sewer rates are based off of metered gallons of culinary water used per month. This tiered rate structure charges higher rates as water usage increases. West Point Dairy's operations, however, introduce a discrepancy. As part of their butter, buttermilk, and powdered milk production, the facility brings in unmetered tankers of milk and cream, extracts product, and then pre-treats and discharges the remaining liquid to the Hyrum Water Reclamation Facility (WRF). This wastewater stream is not captured by their culinary water meter.

West Point Dairy estimates this unmetered discharge could be up to 40,000 gallons per day. For reference, West Point Dairy uses an average of 150,000 gallons of water per day. Without metering this effluent, Hyrum City taxpayers effectively subsidize the treatment of wastewater generated by a private commercial operation.

West Point Dairy is installing a dedicated effluent meter on their discharge line to ensure that all of the wastewater sent to the Hyrum WRF is accurately measured.

To appropriately bill for this wastewater volume, Resolution 24-15 needs to be updated. The current verbiage only allows sewer fees to be based on culinary water usage. Updated verbiage must authorize the City to charge commercial users based on metered culinary water use or metered effluent discharged.

Recommendation:

Recommendation to update Resolution 24-15 to state:

Commercial sewer rates shall be calculated based on the total gallons of culinary water used per month or where an approved and calibrated effluent meter is installed, based on the total gallons of wastewater discharged to the Hyrum Water Reclamation Facility. In the event that the effluent meter is non-functional, inaccessible or determined to be inaccurate, billing shall revert to culinary water usage until the meter is repaired and verified.

City Council Meeting Details:

- Meeting Date: 5/21/26
- Council Role:

Attachments:

1. Resolution 24-15

RESOLUTION 26-15

A RESOLUTION SETTING SEWER SERVICE RATES.

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 13 of the Hyrum City Municipal Code sets forth regulations governing municipal utility services; and

WHEREAS, Chapter 13.12, Section 13.12.030, of the Hyrum City Municipal Code, authorizes periodic adjustments to municipal sewer system rates by resolution of the governing body; and

WHEREAS, the Hyrum City Council authorized the issuance and sale of \$3,000,000 taxable sewer revenue bonds to remodel the wastewater treatment plant; and

WHEREAS, Hyrum City is obligated to repay the State of Utah Division of Water Quality Board an annual assessment for a period of 40 years; and

WHEREAS, Hyrum City commercial sewer rates are currently based upon metered gallons of culinary water used per month, utilizing a tiered rate structure; and

WHEREAS, certain commercial users' operations create a discrepancy in the current sewer billing methodology because such facilities may receive unmetered materials or liquids, process products, and then pre-treat and discharge wastewater to the Hyrum Water Reclamation Facility that is not fully captured through culinary water metering; and

WHEREAS, wastewater discharged from certain commercial operations may not be accurately reflected in current sewer billing calculations when the discharged effluent volume exceeds or differs from the metered culinary water usage; and

WHEREAS, without accurately measuring and billing for all wastewater discharged to the Hyrum Water Reclamation Facility, Hyrum City taxpayers may effectively subsidize treatment costs associated with wastewater generated by private commercial operations; and

WHEREAS, certain commercial users may install dedicated effluent meters on discharge lines in order to accurately measure wastewater discharged to the Hyrum Water Reclamation Facility; and

WHEREAS, Hyrum City desires to amend Resolution 24-15 to authorize commercial sewer fees to be calculated based upon metered culinary water usage and/or metered effluent discharged to the Hyrum Water Reclamation Facility in order to ensure equitable and accurate billing for wastewater treatment services.

WHEREAS, upon recommendation by the Mayor and City Staff and after careful consideration and review of the financial requirements of the municipal sewer system, have found it to be both necessary and proper to increase its charges for service to commercial sewer users

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hyrum City, Cache County, State of Utah, that the user rates for sewer service from the municipal sewerage system are increased as follows:

SEWER SERVICE RATES. User classes, flow limits (based upon water consumption), and monthly service charges shall be as follows:

SEWER SERVICE RATES		
COST / MONTH		
Residential	\$49.00	
Mountain Crest High School	\$1,276.16	
Assisted Living Centers	\$49.00 x Eqv. Units = Monthly Charge	Total number of residents & employees divided by 3.2 (3.2 persons per average household) = equivalent

	*Gallons used/month		
Commercial	\$49.68	0	10,000
	\$109.68	10,001	70,000
	\$400.96	70,001	140,000
	\$592.21	140,001	280,000
	\$1,008.96	280,001	420,000
	\$1,403.77	420,001	560,000
	\$1,974.07	560,001	700,000
	\$2,456.64	700,001	840,000
	\$2,939.17	840,001	980,000
	\$3,421.72	980,001	1,120,000
	\$3,904.27	1,120,001	1,260,000
	\$4,386.65	1,260,001	1,400,000
	\$4,869.38	1,400,001	1,540,000
	\$5,355.93	1,540,001	1,680,000
	<u>*Commercial sewer rates shall be calculated based on the total gallons of culinary water used per month or where an approved and calibrated effluent meter is installed, based on the total gallons of wastewater discharged to the Hyrum Water Reclamation Facility. In the event that the effluent meter is non-functional, inaccessible or determined to be inaccurate, billing shall revert to culinary water usage until the meter is repaired and verified.</u>		

Nonresidential User Surcharges

Parameter		Average Concentration	Surcharge
BOD	200	mg/l	0.27
TSS	200	mg/l	0.27
Phosphorus	4	mg/l	1.08

Surcharges will be applied to every pound of a given parameter over the average concentration.

Sewer Lift Station Users Surcharges

All residential including multi-family housing users that are connected to a sewer lift station will be charged an additional \$4.00 per month.

BE IT FURTHER RESOLVED, that this resolution shall become effective upon approval.

ADOPTED AND PASSED by the City Council this 21st day of May, 2026.

HYRUM CITY

BY: _____
Steve Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

