

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: March 9, 2022

Submitted By:

Staff

Agenda Item:

Discussion regarding future ordinance amendments related to residential water line and meter relocation policies

Background:

At the February City Council Meeting during the presentation of the Water CIP by K. Friese and Associates, the City Council and staff discussed the relocation of water lines and service connections to the front yards of properties when they are being re-developed. The purpose of this item is to generate discussion regarding a future policy.

Recommendation:

The City has numerous backyard waterlines and meters. These meters are difficult to access during meter reading, and can be problematic during waterline breaks. Staff and Council acknowledge that it is a priority to eventually tie all properties into the water system via a front yard service connection. In an effort to expedite this, staff recommends creating a process for requiring the relocation of those services during such times that a property is under redevelopment. This will make the final disconnection of lines and services easier and less burdensome to both the homeowner and city down the line.

Currently, if a property is under redevelopment, the City invoices the developer for the new connection fee. Generally, the builder wants the line and meter to be located in the front and this has not been an issue. However, the City presently lacks a way to compel developers to relocate their tap if there is an existing usable connection.

Staff would recommend a two-part approach to addressing this issue. First, require as part of the permit application process, that new construction and remodels/additions over 50% for properties with a current rear-yard connection, submit the location of yard lines and proposed tie-in locations. The City should require as-built surveys post construction so that those service connections can be integrated into the city maps.

Second, decide a fair metric for assessing fees for the relocation. Section 34-7(d) of the City Code states:

“Where the city requires relocation of a water meter for the benefit of the city and the city council finds that relocation of the customer's water meter or connection would serve a public purpose, the city council may, but is under no obligation to, authorize a contribution to the customer's cost of relocating the customer's service line and meter in an amount determined by the city council that is related to but in no event exceeds the amount of

benefit to the city resulting from relocation of the specific customer meter or service connection.”

It seems problematic to require a new project to pay the full amount for a new connection, but for the city to pay the cost for existing homes down the line. A more equitable way to address the issue, would be to either establish a cost sharing program, or assess a monthly fee to the water bill for a period of time.

Action Requested:

Discuss and give policy direction to staff regarding elements of a future ordinance to be brought back for City Council review.

Fiscal Impacts:

No significant fiscal implication to the City is anticipated.

Attachments:

- N/A