



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Finance	Aimee Tihonovich - Finance Director	June 7, 2022

ITEM

Resolution No. 2022-24: A resolution of the City Council for the City of Salida, Colorado Amending the 2022 Fee Schedules

BACKGROUND

In July 2021, via resolution 2021-22, City Council amended the Water and Wastewater Fee schedule by adding reference, via a note on the fee schedule, to Ordinance 2021-10, which amended Code Section 16-33-40 concerning in-lieu fees chosen as an option for satisfaction of the inclusionary housing requirements. When the fee schedules were updated in December 2021 for 2022, the Water and Wastewater fees were updated, but the note added in July 2021 was inadvertently left off. This resolution merges the updated fee schedule with the note (note 4) explaining the inclusionary housing requirements.

In addition, Resolution 2022-26 was passed that entered the City of Salida into an Intergovernmental Agreement to provide fair contributions for public school sites related to development. As such, the fee schedule for development services needs to be updated to include the new established fee-in-lieu if land cannot be dedicated for a school. The new IGA also breaks out units into different categories with different fee amounts: single-family detached units, single-family attached units, and multi-family units.

FISCAL NOTE

N/A

STAFF RECOMMENDATION

Staff recommends that the corrected water and wastewater fee schedule, along with the updated fee-in-lieu of fair contribution to public school sites, be approved by the City Council.

SUGGESTED MOTION

A Councilperson should state, "I move to approve Resolution No. 2022-24 amending the 2022 fee schedules", followed by a second and a roll call vote.

Attachments:

Resolution No. 2022-24

2022 Fee Schedule as amended for Water & Wastewater

2022 Fee Schedule for Development Services

CITY OF SALIDA, COLORADO
RESOLUTION 2022-24
(Series of 2022)

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO,
AMENDING THE 2022 FEE SCHEDULES**

WHEREAS, the Salida Municipal Code (“Code”) establishes rules and regulations for the operations of the City of Salida (“City”) and provides for the establishment of fees for various City services throughout the Code; and

WHEREAS, the City relies upon fees to administer services to its customers, residents, and citizens; and

WHEREAS, on December 21, 2021, the City Council adopted the 2021 Fee Schedules via City Resolution No. 2021-43; and

WHEREAS, the Fees and Charges for Water and Wastewater Services included in Resolution No. 2021-43 inadvertently did not include an explanatory Note (Note 4) historically included as part of the fee schedule; and

WHEREAS, Council has determined that the inclusion of Note 4, as included in Exhibit A, continues to be an important part of the fee schedule for Water and Wastewater fees; and

WHEREAS, Resolution 2022-26 approved a new Intergovernmental Agreement for the fair contribution of public school sites, including a fee-in-lieu of land dedication, which is added to the City’s fee schedule attached hereto.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA COLORADO, THAT:

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations, and findings.
2. This Resolution and updated Fee Schedule are intended to supersede all previous fee schedules adopted by the City Council.
3. Effectively retroactively to January 1, 2022, the City hereby adopts the amended 2022 Fee Schedules for Water and Wastewater fees with the applicable updated portion attached hereto as Exhibit A.

RESOLVED, APPROVED, AND ADOPTED this 7th day June, 2022.

CITY OF SALIDA, COLORADO

By

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy City Clerk

Fees and Charges for Water and Wastewater Services, effective January 2022

Description of Fee, Rate or Charge	Code Section	Fixed Fees					Commercial Fees (3) (4)					
		Special Charges	Residential Single- Family and Duplexes (1)	Residential Multi- Family (1)	Accessory Dwelling Units (2)	Legally- Restricted Affordable Housing (1)	3/4" line	1.0" line	1.5" line	2.0" line	3.0" line	4.0" line
Water System Development & Associated Fees												
System Development Fee	13-3-20 (c)		\$ 8,512	\$ 6,384	\$ 3,405	\$ 3,405	\$ 8,512	\$ 14,270	\$ 28,316	\$ 52,472	\$ 106,742	\$ 217,534
Surcharge in High Zone	13-3-20 (d)		\$ 1,936	\$ 1,452	\$ 774	\$ 774	\$ 1,936	\$ 2,904	\$ 4,352	\$ 6,530	\$ 9,797	\$ 14,695
Irrigation only (plus 50% of applicable surcharge above)	13-3-20 (c)		\$ 4,256	\$ 4,256	-	\$ 4,256	\$ 4,256	\$ 7,135	\$ 14,158	\$ 26,236	\$ 53,371	\$ 108,767
Water Meter - Disc	13-02-90		\$ 352	\$ 352	-	\$ 352	\$ 352	\$ 469	\$ 770	\$ 1,477	-	-
Water Meter - Turbine	13-02-90		-	-	-	-	-	-	\$ 1,629	\$ 1,928	\$ 2,319	\$ 3,387
Water Meter - Compound	13-02-90		-	-	-	-	-	-	-	\$ 3,382	\$ 4,081	\$ 5,623
Note: Meter prices are based on supplier prices and, therefore, are subject to change outside of the City's control.												
Wastewater System Development Fees												
System Development Fee for water & sewer customer	13-3-20 (c)		\$ 5,206	\$ 3,905	\$ 2,082	\$ 2,082	\$ 7,808	\$ 16,918	\$ 30,190	\$ 42,199	\$ 79,834	\$ 132,732
Fee per 1.0 EQR if no municipal water service	13-3-20 (c)		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Monthly Water Rates and Charges for Service	13-3-30 (b)											
Service charge			\$ 19.63	\$ 19.63	\$ 9.81	\$ 19.63	\$ 19.63	\$ 26.10	\$ 39.25	\$ 52.21	\$ 78.31	\$ 104.42
Water maintenance charge			\$ 6.81	\$ 6.81	\$ 3.40	\$ 6.81	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Volume (usage) charge (over 2,000 gallons only)												
Tier I (2,000 to 13,333 gallons/month)			\$ 1.80	\$ 1.80	\$ 1.80	\$ 1.80	\$ 1.80	\$ 1.80	\$ 1.80	\$ 1.80	\$ 1.80	\$ 1.80
Tier II (over 13,333 gallons/month)			\$ 2.40	\$ 2.40	\$ 2.40	\$ 2.40	\$ 2.40	\$ 2.40	\$ 2.40	\$ 2.40	\$ 2.40	\$ 2.40
Demand fee up to 100,000 gallons							\$ 6.81	\$ 6.81	\$ 6.81	\$ 6.81	\$ 6.81	\$ 6.81
Demand fee 101,000 to 500,000 gallons							\$ 20.43	\$ 20.43	\$ 20.43	\$ 20.43	\$ 20.43	\$ 20.43
Demand fee 501,000 to 1,000,000 gallons							\$ 51.08	\$ 51.08	\$ 51.08	\$ 51.08	\$ 51.08	\$ 51.08
Demand fee over 1,000,000 gallons								\$ 68.11	\$ 68.11	\$ 68.11	\$ 68.11	\$ 68.11
Monthly Wastewater Rates and Charges for Service	13-3-30 (b)											
Service charge			\$ 23.49	\$ 23.49	\$ 11.74	\$ 23.49	\$ 24.33	\$ 33.95	\$ 50.68	\$ 76.01	\$ 96.27	\$ 119.08
Residential volume charge (based on winter water usage)			\$ 1.55	\$ 1.55	\$ 1.55	\$ 1.55						
(2,000 gallons usage included in residential service charge)												
Commercial volume charge (based on actual water usage)							\$ 2.87	\$ 2.87	\$ 2.87	\$ 2.87	\$ 2.87	\$ 2.87
Sewer only service charge - per equivalent living unit		\$ 37.25										
Other												
Permanent disconnection of water line	13-2-210	\$ 50.00										
Accessory Structure Service Charge Suspension Agreement	13-3-10(a)(1)	\$ 40.00										
System Development Fee Deferral Agreement	13-3-10(a)(1)	\$ 40.00										
Bulk water - untreated for construction within the City of Salida (per 1,000 gallons)	13-3-30 (a)	\$ 5.00										
Bulk water - treated (up to 1,000 & per each add'l 1,000 gallons)	13-3-30 (a)											
Bulk water - set hydrant meter	13-3-30 (a)	\$ 75.00										
Inactive account (sewer only customers) per month	13-3-30 (g)	\$ 18.63										
Returned check charge	13-3-30 (h)	\$ 25.00										
Final billing and new account charge	13-3-30 (i)	\$ 62.00										
Sewer only final billing and new account charge	13-3-30 (i)	\$ 31.00										
Temporary water disconnection fee - once annually	13-03-50	\$ -										
Temporary water disconnection fee - more than 1x per year	13-03-50	\$ 40.00										
Delinquent Charge - water service	13-3-30 (h)	\$ 3.50										
Delinquent Charge - wastewater service	13-3-30 (h)	\$ 3.50										
Late Fee (SteamPlant, Public Works, Finance, Fire, Pool, Wastewater - 30 day delinquent, charged monthly) \$3.50 or 5% (whichever is greater)		\$3.50 or 5%										
Period of time after which service is subject to termination	13-3-50 (c)	45 days										
Water termination (shut-off) fee	13-3-70 (d)	\$ 40.00										
Account reinstatement charge (waived if shut-off fee paid)	13-03-80	\$ 40.00										

Notes

- (1) All fixed fees are multiplied by the number of such units associated with each account.
- (2) Fees for accessory dwelling unit apply unless use of property is legally restricted for non-rental use.
- (3) Includes mixed-use developments in a single building where 50% or more of the ground floor is used for commercial, personal service and office uses, and other uses as approved by City Council.
- (4) Also applies to single-ownership, single-lot rental projects of 3 units or more. The required size of the commercial meter will be determined via the size calculation sheet provided by the City of Salida and verified by the project engineer. The development must meet a minimum of 50% of the maximum allowed density for the lot, and individual units may not exceed 1200 SF, excluding garage space. Should any individual unit within said development convert to a unique owner in the future (via condominiumization, subdivision, etc.), the applicant will be responsible for paying the difference between the paid system development fees (SDFs), as a portion of the total number of units, and the SDFs for the non-rental unit applicable at the time of conversion.



Date revised: 6/7/22



Fees and Charges for Development Services 2022

TYPE OF APPLICATION	FEE	
Administrative Review (unless specified below)	\$200.00	
Accessory Dwelling Unit (ADU)	\$200.00 to be applied toward subsequent building permit	
Administrative conditional use	\$250.00	
Administrative variance	\$250.00	
Amended plat	\$250.00	
Lot line adjustment/elimination/duplex conversion	\$300.00	
Limited Impact Review (unless specified below)	\$500.00	
Variance (reviewed by Board of Adjustment)	\$500.00	
Nonresidential or mixed-use 20,001 s.f.–50,000 s.f. gross floor area	\$500.00	
Large alteration	\$500.00	
Minor subdivision	\$550.00 + \$50.00/lot	
Conditional use permit	\$500.00	
Major Impact Review (unless specified below)	\$1,250.00	
Multi-family, 20 or more units in project, without regard to phasing ²	\$1,250.00	
Nonresidential or mixed-use, 50,001 sq. ft. >greater gross floor area ²	\$1,250.00	
Planned development ²	\$1250.00	
Rezoning ²	\$500.00	
Right-of-way vacation ²	\$500.00	
Plat vacation ²	\$500.00	
Major subdivision ²	\$1250.00 + \$50.00/lot	
Other types of applications		
Sign Permit Review	\$50.00	
Creative Sign	\$100.00	
Comprehensive Sign Plan Review	\$50.00	
Annexation ²	\$1000.00	
Pre-Annexation agreement ²	\$500.00	
Building Permit (Commercial & Multi-family)	20% of Building Dept or \$100.00 Minimum	
Building Permit (Residential)	20% of Building Dept or \$50.00 Minimum	
License to encroach ²	\$150.00	
Certificate of Approval	Minor \$ 50.00 / Major \$ 100.00	
Designation of a Historic Landmark, District or Site	\$150.00	
Appeal-decision of Commission or Board or Interpretation ²	\$150.00	
Recording of Plats	Per Chaffee County Clerk & Recorder fee schedule	
Developer or Business Parking Occupier Fee for Central Business Economic Overlay per Section 16-5-90	\$250 per space per year for 10 years; or \$2,500 per space	
Fee in lieu of open space fees (residential subdivisions)	\$3,000.00 per residential	
Fee in lieu of open space fees (Condominiums with 5 or more)	\$2,000.00 per condo unit	
Fee in lieu of Fair Contributions to Public School sites	Single-Family Detached	\$569
	Single-Family Attached	\$480
	Multi-Family Unit	\$212
Can and Will Serve Letter ²	\$ 200.00	
Title 32 Special District Service Plan ²	\$ 1,000.00	

1. Any application may incur the cost of one or more of the above listed items.

2. In the event the City must retain professional services to process or evaluate an application, the applicant shall bear the costs for review, including consultants and attorney review time. A deposit of 2x the application fee to cover the reasonable anticipated costs for publication of notice and outside professional services shall be required from the applicant at the time of the application. Any balance of the deposit remaining after completion of the review shall be refunded. If the deposit is insufficient for the costs incurred, the Applicant shall pay the additional amounts within fifteen (15) days of invoice.



Inclusionary Housing In-Lieu Fees:

Inclusionary housing requirements apply to Annexations, Planned Developments, Minor and Major Subdivisions, Condominium Plats, Duplex Conversion Subdivisions, and Multi-Family rental projects of five (5) or more units. The in-lieu fee option is only available for the fractional portion above the number of inclusionary housing units required to be built and deed-restricted in a development and where the total number of proposed built primary units in a development is five (5) or less.

If an applicant opts to pay an in-lieu fee to satisfy the inclusionary housing requirement as permitted by Sec. 16-13-30 of the Salida Municipal Code, the fees shall be calculated as described here, based upon the date of building permit application submittal, and shall be due no later than issuance of the certificate of occupancy for each unit:

- (a) The in-lieu fee for each for-sale unit within the applicable development shall be:

\$20.10 per square foot of the principal unit (excluding garages)

- (b) The in-lieu fee for each unit within a multi-family rental project of five (5) or more units under single ownership and on the same lot (whether attached or not) shall be:

\$3.00 per square foot of the rental unit (excluding garages)*

*Should such a unit be converted to a saleable unit (via subdivision, condominiumization, etc.), the applicant shall be responsible for paying the difference between the rental unit in-lieu fee originally paid and the for-sale unit in-lieu fee applicable at the time of such conversion, unless the requisite number of inclusionary housing units are then deed-restricted.

Updated 06/07/22