



Agenda

San Miguel Community Services District

BOARD OF DIRECTORS

John Green, President
Anthony Kalvans, Director

Joseph Parent, Vice President
Gib Buckman, Director

Ashley Sangster, Director

THURSDAY, MAY 31, 2018 6:30 P.M. closed session 7:00 P.M. opened session BOARD OF DIRECTORS SPECIAL MEETING AGENDA

**SMCSD Boardroom
1150 Mission St.
San Miguel, CA 93451**

Cell Phones: As a courtesy to others, please silence your cell phone or pager during the meeting and engage in conversations outside the Boardroom.

Americans with Disabilities Act: If you need special assistance to participate in this meeting, please contact the CSD Clerk at (805) 467-3388. Notification 48 hours in advance will enable the CSD to make reasonable arrangements to ensure accessibility to this meeting. Assisted listening devices are available for the hearing impaired.

Public Comment: Please complete a "Request to Speak" form located at the podium in the boardroom in order to address the Board of Directors on any agenda item. Comments are limited to three minutes, unless you have registered your organization with CSD Clerk prior to the meeting. If you wish to speak on an item not on the agenda, you may do so under "Oral Communications." Any member of the public may address the Board of Directors on items on the Consent Calendar. Please complete a "Request to Speak" form as noted above and mark which item number you wish to address.

Meeting Schedule: Regular Board of Director meetings are generally held in the SMCSD Boardroom on the fourth Thursday of each month at 7:00 P.M. Agendas are also posted at: www.sanmiguelcsd.org

Agendas: Agenda packets are available for public inspection 72 hours prior to the scheduled meeting at the Counter/ San Miguel CSD office located at 1150 Mission St., San Miguel, during normal business hours. Any agenda-related writings or documents provided to a majority of the Board of Directors after distribution of the agenda packet are available for public inspection at the same time at the counter/ San Miguel CSD office at 1150 Mission St., San Miguel, during normal business hours.

- I. **Call to Order:** **6:30 PM**
- II. **Pledge of Allegiance:**
- III. **Roll Call:** *Green*___ *Parent*___ *Buckman*___ *Kalvans*___ *Sangster*___
- IV. **Approval of Special Meeting Agenda:**

M_____ S_____ V_____

- V. **ADJOURN TO CLOSED SESSION: Time:**_____

- 1. **CLOSED SESSION AGENDA: CONFERENCE WITH DISTRICT GENERAL COUNSEL**
 – **Existing Litigation** Pursuant to Government Code Section 54956.9 (d)(1) Case: *Steinbeck v. City of Paso Robles, Santa Clara County Superior Court Case No. 1-14-CV-265039* and Case: *Eidemiller v. City of Paso Robles, Santa Clara County Superior Court Case No. 1-14-CV-269212*

- VI. **Call to Order for Regular Board Meeting/Report out of Closed:**

- VII. **Public Comment and Communications:**

Persons wishing to speak on a matter not on the agenda may be heard at this time; however, no action will be taken until placed on a future agenda. Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in basket provided.

- VIII. **Special Presentations/Public Hearings/Other:**

- 1. **PUBLIC HEARING FOR THE ADOPTION OF WATER AND SEWER RATES:** *Public Hearing closed on 5-24-2018 - Discussion being continued from May 24th, 2018 Board Meeting.*

Pursuant to Article XIII (D) of the California Constitution that San Miguel Community Services District is holding a public hearing as part of the District's Board meeting to consider increasing its rates for water and wastewater services.

Public Comments: (Hear public comments)

M_____ S_____ V_____

- IX. **Staff & Committee Reports – Receive & File:** None

- X. **CONSENT CALENDAR:** None

- XI. **BOARD ACTION ITEMS:**

- 1. **Review and adopt Resolution 2018-18 increasing connection fees for water and wastewater based on the recommendation by Bartle Wells. New connection fees would be effective July 1st, 2018**

Recommendation: Adopt resolution 2018-18 increasing connection fees for water and wastewater based on the recommendation by Bartle Wells. New connection fees would be effective July 1st, 2018

Public Comments: (Hear public comments)

M_____ S_____ V_____

XII. BOARD COMMENT:

This section is intended as an opportunity for Board members to make brief announcements, request information from staff, request future agenda item(s) and/or report on their own activities related to District business. No action is to be taken until an item is placed on a future agenda.

XIII. ADJOURNMENT TO NEXT REGULAR MEETING OF 6-28-2018 Time: _____

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) ss.
COMMUNITY OF SAN MIGUEL)

I, Tamara Parent, Board Clerk/Accounts Manager of San Miguel Community Services District, hereby certify that I caused the posting of this agenda at the SMCSO office on May 29, 2018

Date: May 29, 2018

Tamara Parent Approved

Tamara Parent, Board Clerk/ Accounts Manager

Rob Roberson Approved 5/29/2018

Rob Roberson, Fire Chief/Interim General Manager

John Green Approved 5/29/2018 by phone

Approved by: President Green

San Miguel CSD Proposed Rate Structure

EXAMPLE ONLY POTENTIAL RATES AS OF 5-17-18

SINGLE FAMILY RESIDENTIAL RATE (PER UNIT) FOR FY 2018-19																						
		FIRST TIER					SECOND TIER					THIRD TIER										
5/8" THRU 1" METER		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
WATER USE - CCF																						
WATER RATE		44.53	44.53	44.53	44.53	44.53	44.53	48.52	52.51	56.50	60.49	64.48	68.47	72.46	79.13	85.80	92.47	99.14	105.81	112.48	119.15	125.82
SEWER RATE		71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81	71.81
POTENTIAL COMBINED COST		116.34	116.34	116.34	116.34	116.34	116.34	120.33	124.32	128.31	132.30	136.29	140.28	144.27	150.94	157.61	164.28	170.95	177.62	184.29	190.96	197.63
EXISTING COST 5/8" and 3/4"		51.78	51.78	51.78	51.78	51.78	51.78	53.82	55.86	57.90	59.94	61.98	64.02	66.06	68.52	70.98	73.44	75.90	78.36	80.82	83.28	85.74
EXISTING COST 1"		59.94	59.94	59.94	59.94	59.94	59.94	61.98	64.02	66.06	68.10	70.14	72.18	74.22	76.68	79.14	81.60	84.06	86.52	88.98	91.44	93.90

AVERAGE INCREASE in %		
0-5 units	12 units	20 units
125	118	130
94	94	110

SINGLE FAMILY RESIDENTIAL RATE (PER UNIT) FOR FY 2018-19 -----CUSTOMERS WITHOUT SEWER SERVICE-----																						
		FIRST TIER					SECOND TIER					THIRD TIER										
5/8" THRU 1" METER		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
WATER USE - CCF																						
WATER RATE		44.53	44.53	44.53	44.53	44.53	44.53	48.52	52.51	56.50	60.49	64.48	68.47	72.46	79.13	85.80	92.47	99.14	105.81	112.48	119.15	125.82
POTENTIAL COMBINED COST		44.53	44.53	44.53	44.53	44.53	44.53	48.52	52.51	56.50	60.49	64.48	68.47	72.46	79.13	85.80	92.47	99.14	105.81	112.48	119.15	125.82
EXISTING COST 5/8" and 3/4"		14.69	14.69	14.69	14.69	14.69	14.69	16.73	18.77	20.81	22.85	24.89	26.93	28.97	31.43	33.89	36.35	38.81	41.27	43.73	46.19	48.65
EXISTING COST 1"		22.85	22.85	22.85	22.85	22.85	22.85	24.89	26.93	28.97	31.01	33.05	35.09	37.13	39.59	42.05	44.51	46.97	49.43	51.89	54.35	56.81

AVERAGE INCREASE in %		
0-5 units	12 units	20 units
203	150	159
95	95	121

MULTI FAMILY RESIDENTIAL RATE (PER UNIT) FOR FY 2018-19																						
		FIRST TIER					SECOND TIER					THIRD TIER										
5/8" THRU 1" METER		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
WATER USE - CCF																						
WATER RATE		44.53	44.53	44.53	44.53	44.53	44.53	48.52	52.51	56.50	60.49	64.48	68.47	72.46	79.13	85.80	92.47	99.14	105.81	112.48	119.15	125.82
SEWER RATE		44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68	44.68
POTENTIAL COMBINED COST		89.21	89.21	89.21	89.21	89.21	89.21	93.20	97.19	101.18	105.17	109.16	113.15	117.14	123.81	130.48	137.15	143.82	150.49	157.16	163.83	170.50
EXISTING COST 5/8" and 3/4"		37.46	37.46	37.46	37.46	37.46	37.46	39.50	41.54	43.58	45.62	47.66	49.70	51.74	54.20	56.66	59.12	61.58	64.04	66.50	68.96	71.42
EXISTING COST 1"		45.62	45.62	45.62	45.62	45.62	45.62	47.66	49.70	51.74	53.78	55.82	57.86	59.90	62.36	64.82	67.28	69.74	72.20	74.66	77.12	79.58

AVERAGE INCREASE in %		
0-5 units	12 units	20 units
138	126	139
96	96	114

COMMERCIAL RATE (PER UNIT) FOR FY 2018-19																						
		FIRST TIER					SECOND TIER															
5/8" THRU 1" METER		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
WATER USE - CCF																						
WATER RATE		44.53	44.53	44.53	44.53	44.53	44.53	49.16	53.79	58.42	63.05	67.68	72.31	76.94	81.57	86.20	90.83	95.46	100.09	104.72	109.35	113.98
SEWER RATE		58.29	62.54	66.79	71.04	75.29	79.54	83.79	88.04	92.29	96.54	100.79	105.04	109.29	113.54	117.79	122.04	126.29	130.54	134.79	139.04	143.29
POTENTIAL COMBINED COST		102.82	107.07	111.32	115.57	119.82	124.07	132.95	141.83	150.71	159.59	168.47	177.35	186.23	195.11	203.99	212.87	221.75	230.63	239.51	248.39	257.27
EXISTING COST 5/8" and 3/4"		51.78	51.78	51.78	51.78	51.78	51.78	53.82	55.86	57.90	59.94	61.98	64.02	66.06	68.52	70.98	73.44	75.90	78.36	80.82	83.28	85.74
EXISTING COST 1"		59.94	59.94	59.94	59.94	59.94	59.94	61.98	64.02	66.06	68.10	70.14	72.18	74.22	76.68	79.14	81.60	84.06	86.52	88.98	91.44	93.90

AVERAGE INCREASE in %		
0-5 units	12 units	20 units
99	182	200
72	151	174

RESOLUTION NO. 2018-19

A RESOLUTION OF THE BOARD OF DIRECTORS OF
SAM MIGUEL COMMUNITY SERVICES DISTRICT
ADOPTING NEW PROPERTY-RELATED FEES
FOR WATER AND WASTEWATER SERVICE

WHEREAS, San Miguel Community Services District ("District") provides water and wastewater services to residents and businesses of the District; and

WHEREAS, a Water Rate Study, dated April 22, 2018, prepared by Bartle Wells Associates ("Water Rate Study"), establishes various rates proposed therein, which the District Board of Directors ("Board") finds are reasonably related and proportional to the cost of providing water service to District customers; and

WHEREAS, a Wastewater Rate Study, dated April 22, 2018, prepared by Bartle Wells Associates ("Wastewater Rate Study"), establishes various rates proposed therein, which the District Board finds are reasonably related and proportional to the cost of providing wastewater service to District customers; and

WHEREAS, in preparing the Water Rate Study and Wastewater Rate Study, staff and Bartle Wells Associates held several workshops and recommended a range of alternatives that the District could adopt regarding the revised water rates, which the Board has reviewed; and

WHEREAS, on May 24, 2018, pursuant to Proposition 218 (Cal. Const., art. XIID, § 6) the Board heard and considered all oral testimony, written materials, and written protests concerning the rate increase; and

WHEREAS, the District has counted the protests and determined that the District may proceed with the proposed water and wastewater rates.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SAN MIGUEL COMMUNITY SERVICES DISTRICT HEREBY RESOLVES AS FOLLOWS:

1. Beginning on July 1, 2018, monthly charges for water customers shall be established in accordance with the rate schedule attached hereto as **Exhibit A**.
2. Beginning on July 1, 2018, monthly charges for wastewater customers shall be established in accordance with the rate schedule attached hereto as **Exhibit B**.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the San Miguel Community Services District at a special meeting held on the 31th day of May 2018; motioned by _____, seconded by _____, and upon roll call was carried by the following vote of:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Robert Roberson, Interim General Manager

John Green, President Board of Directors

Secretary of the Board of Directors

APPROVED AS TO FORM:

Dough White, District General Counsel

EXHIBIT A

Water Rate Schedule

Monthly Fixed Rates					
All Customers	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23
<i>Meter Size</i>					
5/8"	\$44.53	\$48.10	\$50.03	\$51.54	\$53.09
3/4"	\$44.53	\$48.10	\$50.03	\$51.54	\$53.09
1"	\$44.53	\$48.10	\$50.03	\$51.54	\$53.09
1 1/2"	\$74.12	\$80.05	\$83.26	\$85.76	\$88.34
2"	\$109.62	\$118.39	\$123.13	\$126.83	\$130.64
6"	\$606.62	\$655.15	\$681.36	\$701.81	\$722.87

Volumetric Rates					
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23
Single-Family Residential					
<i>Tier Structure</i>					
Tier 1 (0-5 CCF)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tier 2 (6-12 CCF)	\$3.99	\$4.31	\$4.49	\$4.63	\$4.77
Tier 3 (>12 CCF)	\$6.67	\$7.21	\$7.50	\$7.73	\$7.97

Non-Residential					
<i>Tier Structure</i>					
Tier 1 (0-5 CCF)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tier 2 (>6 CCF)	\$4.63	\$5.01	\$5.22	\$5.38	\$5.55

EXHIBIT B

Wastewater Rate Schedule

Monthly Rates	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23
Single-Family Residential					
Fixed	\$71.81	\$89.77	\$98.75	\$103.69	\$108.36
Multi-Family Residential					
Fixed (per unit)	\$44.88	\$56.10	\$61.71	\$64.80	\$67.72
Commercial					
Fixed Charge	\$54.04	\$67.55	\$74.31	\$78.03	\$81.55
Volumetric (Per CCF of Water Billed)					
Low Strength	\$4.25	\$5.32	\$5.86	\$6.16	\$6.44
Medium Strength	\$4.82	\$6.03	\$6.64	\$6.98	\$7.30
High Strength	\$7.27	\$9.09	\$10.00	\$10.50	\$10.98
Lift Station Charges					
River Zone Charge	\$23.34	\$29.18	\$32.10	\$33.71	\$35.23



San Miguel Community Services District

Board of Directors Staff Report

May 31^h, 2018

AGENDA ITEM: XI-1

SUBJECT: Consider adoption of Resolution 2018-18, adopting revised water and wastewater connection fees.

RECOMMENDATION: Consider and adopt Resolution 2018-18, adopting revised water and wastewater connection fees.

BACKGROUND:

On March 9th, 2018, the Board, by 3-2 vote, authorized the process for potential water and wastewater rate increases and connection fee increases to be noticed to the public. Rate increases are governed by Proposition 218 (Cal. Const., art. XIID, § 6) and connection fee increases are governed by the Mitigation Fee Act (Gov. Code § 66000). The proposed rates and connection fees were based on water and wastewater rate studies prepared by Bartle Wells Associates, and were based on the most current information available to keep the District solvent through the next 5 years, by building the necessary capital to complete required upgrades and needed repairs.

At the March 22nd, 2018, Board Meeting the Board and public were notified of dates and times that Staff anticipated holding public informational meetings to provide information and answer questions regarding the rate study and potential increases.

Since the March 22nd meeting, staff has been working with Bartle Wells Associates to find a better alternative to the initial rate structure provided. By pushing more of the capital projects for water and wastewater back further it will help lower the initial rate increase, however there is always a risk that there won't be enough capital funds available if there is a major infrastructure failure in one or both departments.

As part of the rate study performed by Bartle Wells Associates, they analyzed the current capital reserves and existing connection fees for water and wastewater in relation to the proposed capital projects over the next five and ten-year period.

To meet the fiscal demands over the next five and ten-year periods for capital projects, Bartle Wells has proposed revised water and wastewater rates. Water and wastewater rates must be proportional to the cost of service to existing customers.

{CW058021.2}

In addition to the proposed water and wastewater rate increase, the proposed connection fee increase will impose new connection fees on new development. The connection fees shown in the attached resolution are proposed to ensure that new development pays their proportionate share of the facilities required to support additional growth within the District.

If adopted, the revised connection fees will be effective as of July 1st, 2018. As per existing practice and policy, connection fees applied to any one project will be those in effect at the time of payment of the applicable connection fees for each service.

FISCAL IMPACT

There is no additional cost to review this information, if adopted the revised connection fees will be effective July 1st and any fees paid after the implementation date will be at the revised rates, which will generate funds in excess of current connection fees. Such funds, however, are contingent on new development occurring within District boundaries.

PREPARED BY:

Kelly Dodds

Kelly Dodds, Director of Utilities

APPROVED BY:

Rob Roberson

Rob Roberson, General Manager

Attachment: Resolution 2018-18, Exhibit A and B

RESOLUTION NO. 2018-18

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL COMMUNITY SERVICES DISTRICT TO ADOPT NEW WATER AND WASTEWATER CONNECTION FEES

WHEREAS, pursuant to California Government Code sections 66013 and 66016, the Board of Directors (“Board”) for San Miguel Community Services District approved Ordinance 02-08 and Ordinance 03-08 in 2008, authorizing the Board to water and wastewater connection fees in amounts adopted by resolution of the Board; and

WHEREAS, as indicated in the Bartle Wells Associates, Water and Wastewater Impact Fees Study, adjusting water and wastewater connection fees is required to ensure that the fees charged for constructing additional facilities do not fall behind the cost of actually constructing those facilities.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the San Miguel Community Services District as follows:

1. The Board accepts the findings in the Water and Wastewater Impact Fees Study (“Study”).
2. Pursuant to the Study, the Board adopts the water connection fees detailed in **Exhibit A** attached hereto. Such fees shall replace and supersede the District’s existing water connection fees.
3. Pursuant to the Study, the Board adopts the wastewater connection fees detailed in **Exhibit B** attached hereto. Such fees shall replace and supersede the District’s existing wastewater connection fees.
4. The fees in Exhibit A and B shall be adjusted each year according to the District’s approved or customary inflationary index.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the San Miguel Community Services District at a special meeting held on the 31th day of May 2018; motioned by _____, seconded by _____, and upon roll call was carried by the following vote of:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Robert Roberson, Interim General Manager
Directors

John Green, President Board of

Secretary of the Board of Directors

APPROVED AS TO FORM:

Dough White, District General Counsel

EXHIBIT A

WATER CONNECTION FEES

As of July 1, 2018, the District's water connection fees shall be as follows:

Water Service Connection Fees

Water Connection Fees	FY 18-19
<i>Meter Size</i>	
<i>Residential</i>	
Single Family	\$12,540
<i>Non-Residential</i>	
5/8"	\$12,540
3/4"	\$18,810
1"	\$31,360
1 1/2"	\$62,710
2"	\$100,340
3"	\$200,680
4"	\$313,560
6"	\$627,120

The above fees shall be charged based on the meter size installed at the service location. For new residential construction, the District reserves the right to require at least 1" sizing. In the event an existing service is upsized, the applicant shall pay the difference between the current rate for the existing meter size and the appropriate rate charged for the new meter size.

All water service connection fees shall be paid prior to the issuance of building permits or as approved by the General Manager. Commercial, industrial projects and residential projects or subdivisions involving more than four (4) units may be phased in accordance with an agreement approved by the Board of Directors. Water service will not be turned on prior to the receipt of the fees and the fee charged shall be that which is in effect at the time of receipt of payment by District.

The water connection fees shall increase annually based on the change in the Construction Cost Index ("CCI") for California, or such other index customary to the District, each fiscal year, beginning July 1, 2019.

EXHIBIT B

WASTEWATER CONNECTION FEES

As of July 1, 2018, the District's water connection fees shall be as follows:

Wastewater Service Connection Fees

Wastewater Connection Fees	FY 18-19
<i>Meter Size</i>	
<i>Residential</i>	
Single Family	\$12,330
Multi-Family	\$7,710
<i>Non-Residential</i>	
5/8"	\$12,330
3/4"	\$18,500
1"	\$30,830
1 1/2"	\$61,670
2"	\$98,670
3"	\$197,340
4"	\$308,340
6"	\$616,670

The above fees shall be charged based on the meter size installed at the service location. For new residential construction, the District reserves the right to require at least 1" sizing. In the event an existing service is upsized, the applicant shall pay the difference between the current rate for the existing meter size and the appropriate rate charged for the new meter size.

All wastewater service connection fees shall be paid prior to the issuance of building permits or as approved by the General Manager. Commercial, industrial projects and residential projects or subdivisions involving more than four (4) units may be phased in accordance with an agreement approved by the Board of Directors. Wastewater service will not be authorized prior to receipt of fees and the fee charged shall be that which is in effect at the time of receipt of payment by District.

The wastewater connection fees shall increase annually based on the change in the Construction Cost Index ("CCI") for California, or such other index customary to the District, each fiscal year, beginning July 1, 2019.



San Miguel Community Service District

Definitions and application of user rates and service connection fees

1. Definitions

- a. **Single Family Residence (SFR)**– A single structure which does not share any walls with any additional living units. A structure primarily intended for occupancy of a single family.
- b. **Multi-Family Residence (MFR)**– A single structure with multiple joined living units, (such as a duplex, triplex, apartments, condominiums etc), intended for the occupancy of multiple separate families.
 - i. Note: Multiple SFR's on a multi-family zoned property does not constitute a MFR
 - ii. Multiple single structures which are all, under two hundred square feet each, on the same parcel, and served by a single water meter are considered multifamily.
- c. **Hotel** – A single or multiple structures with individual rooms which are rented on a daily weekly, or monthly rate.
- d. **Commercial (BUS)** – a business or commercial enterprise, such as the post office, Laundromat, Gas station, restaurant, etc.
 - i. Note: A BUS may be located on a residential property, or be collocated with a SFR or MFR
- e. **Industrial (IND)** – a industrial enterprise, such as a processing, manufacturing facility, winery, etc.
- f. **Included usage** – usage which is included in the meter charge, typically up to 5 CCF for residential users
- g. **User Rate** – monthly rate charged as a flat fee and or volumetric fee for the availability/ consumption of potable water and use of wastewater treatment
- h. **Service Connection** – a point at which services can be obtained from the District water and or wastewater infrastructure
- i. **Service Connection Fee** – fee for making or upgrading a service connection for the purposes of constructing a new building or remodeling/ rebuilding an existing building
- j. **Dwelling unit** – a living/ sleeping space designed for the purposes of housing an individual or family on a long-term basis which is independent of any other dwelling unit, by means of a separation between individual buildings or by a dividing wall which completely separates and isolates each unit from the next.

2. Application of connection fees

- a. Water and wastewater Service Connection fees are required for any new dwelling unit constructed within the district.
 - i. Connection fees will be determined based on;

1. The proposed number and type of commercial or dwelling units
2. The number of existing connections servicing the subject property
3. Connection fees due will be based on the fees in effect at the time of payment

3. Application of water rates

a. Residential

i. Water rates are applied to the total number of living units being served by a water meter. For example

1. A single SFR will be charged 1 times the installed meter rate plus usage.
2. Multiple SFR's or MFR will be charged for the total number of unit's times the minimum meter charge plus usage.

a. Note: when multiple units are present on a single meter the "included usage" is the total number of units multiplied by 5. This total included usage is shared by all the units served by a specific meter. Additional usage charges will only apply after included usage has been exhausted

b. Commercial

i. Water rates are applied based on water meter size.

1. If residential units are served by the same meter as a commercial space then there will be a charge for each residential unit and a charge for each commercial unit. Rates for each residential unit will be that of the minimum meter size. The commercial rate will be that of the minimum meter size based on proposed water demand of the commercial space.

a. For example, a proposed flow of between 0 and 50 gpm or less would be charged for a 1" water meter. A flow of between 51 and 75 gpm would be charged for a 1 ½" water meter.

4. Application of wastewater rates

a. Residential

i. Wastewater rates are applied to the total number of living units being served by a single water meter. For example

1. A single SFR will be charged 1 times the installed meter rate plus usage.
2. Multiple SFR will be charged for the total number of units' times the SFR rate.
3. Multiple MFR will be charged for the total number of units' times the MFR rate

b. Commercial

i. Wastewater rates are applied to the total number of units.

1. If residential units are served by the same meter as a commercial space then there will be a charge for each residential unit and a charge for each commercial unit. Rates for each residential unit will be at the MFR rate. The commercial unit will be at the commercial rate plus usage