

TO: Mayor Angelo and Members of the Board of Trustees
FROM: Aaron Caplan, Director of Utilities & Engineering
DATE: 18 Apr 2022
ITEM: Utility Update

ORDINANCE
 MOTION / RESOLUTION
 INFORMATION

I had been asked to look into the decision on the number of sewer/wastewater base fees that 501 W. Main St. has been paying to the Town. The original allocation of sewer and water taps was documented and agreed to in a Memorandum of Agreement signed by both parties. That is in the MOA under section IX #43.

I also found a document that I have included with this update titled 501 Main Water and Sewer Letter DRAFT that appears to be from the Town Engineer at the time, Jim Blankenship. The relevant section on sewer states:

Sewer Taps and Service

Separate agreement provides for one sewer tap to property. In accordance with the Code, applicant to provide documents with application and review and pay application and installation costs. Based on the uses and premises listed above and as per the code requirements, the following is a list of taps for sewer required for this project:

- Tiny homes are considered RV's. RV connections are 1 per every four units, rounded up. 22 tiny home RV's require $22/4 = 5.5$, therefore 6 taps
- Out building with facilities = 1 tap
- Single Family Home = 1 tap
- Portable toilet facility (to be replaced with permanent in the future) = 1 tap
- Total number of taps required = 9

To maintain these 9 taps, applicant must comply with code requirements including all charges and fees.

If supported by calculations based on use, the Town Administrator, in accordance with the Code, will permit one point of connection for all the sewer use from the 9 taps required on this property. “

If we look at the utility code on sewer **Sec. 13-4-70. - Service rates and charges.**

- (a) Rates and charges for wastewater services. Rates and charges shall be imposed for the use of Town wastewater system and sewage treatment plant in accordance with the following schedule. All monthly charges stated in this Section are for a "unit" as this term is defined in this Article.

It then states the Monthly Charge Per Unit

Then there are a couple of definitions to look at from Sec 13-4-30.

Unit, unless otherwise specifically defined by another Section of this Chapter, shall mean: (1) in reference to a residential use, a residential dwelling, mobile home or apartment house or motel, designed primarily for occupancy by one (1) person, one (1) family or otherwise intended as a single living or sleeping area, whether temporary or permanent; or (2) in reference to a nonresidential use, the property or the use controlled by a consumer as defined by this Section.

Consumer means any public or private user of any public utility system responsible for payment for services provided to real property. A *consumer* is customarily or typically the owner of the premises or property receiving services from the Town Utility System and the party is ultimately responsible for payment of all fees, rates, and charges for such services imposed pursuant to this Chapter.

I did review some of the utility accounts in town. Boulder County Housing Bloomfield Place has 8 live-in units plus a maintenance unit and they pay 9 base fees per month. Each unit has an individual electric meter but there is only one water meter.

At 436 Main St. an additional rental unit was added and addressed as 432 Main St. A bathroom was put into the additional unit but the water was still under the 436 Main St. meter and so an additional base fee was added for that property.
405 Main St. has 3 units and pays 3 base fees.

Capital Improvement Projects

The Longs Peak Water and Sewer project is complete, including the electrical undergrounding work. Even with the additional rock work needed for the sewer line, not needing to replace the existing portion of the water line saved us enough to come in \$100,000 under budget. We are working with the residents next to the staging area to help with watering the reseeded land. This project replaced a sewer line broken in a number of locations and moved a portion of it off the side of a steep slope that would be expensive to work on. It has looped the water line to improve flow and quality of water, added additional storm water capacity, and removed overhead power lines that have twice in a few years had squirrels get electrocuted, fall, and start grass fires in a wildland area at the edge of town.

The Lyons Valley Townhomes project is finally underway with grading probably 75% complete. The contractor has been waiting on the blasting as they are trying to get as much excavated with machines to reduce the amount of blasting needed. They are expecting to get started on that towards the end of the month. They have installed their temporary construction trailer and hope to begin on sewer and water lines towards the end of May.

Longmont's pump station project is moving along. The excavation for the pump station is done and the concrete for the pump station is being poured. Still on schedule to finish towards the end of July. The electric lines along Railroad from 2nd Ave. to the fire station are now underground.

We are accepting the public improvements from the Welch Ct Sewer repair and 1st Ave waterline pressure improvement.

The portions of the old Apple Valley waterline that were in the North St.Vrain Creek after the flood changed the path of the creek have been removed. This will close out our permit with Boulder County which required this removal.

Wastewater Update

We received notice from CDPHE that the results of our lead and copper testing of residential water lines showed minimal enough concerns that we would only be required to test once every 3 years instead of annually as we had been required. This is a positive indication that lead and copper are not a large concern in town. CDPHE said “**Why did the sample schedule change?** The Supplier has demonstrated low lead and copper concentrations at Department-approved sample sites in three periods of annual monitoring “

Between the work last fall and this spring we have cleaned and videoed 75% of the Town sewer system. We are now reviewing the video and the areas of concern that have been listed to prioritize the next areas to be worked on.