

Private Water and Sewer Lines

Current Policy

- 40/60 Match
 - City 40% Max at \$4K/property
 - Property Owner 60% plus all over \$4K

Number of Private Lines

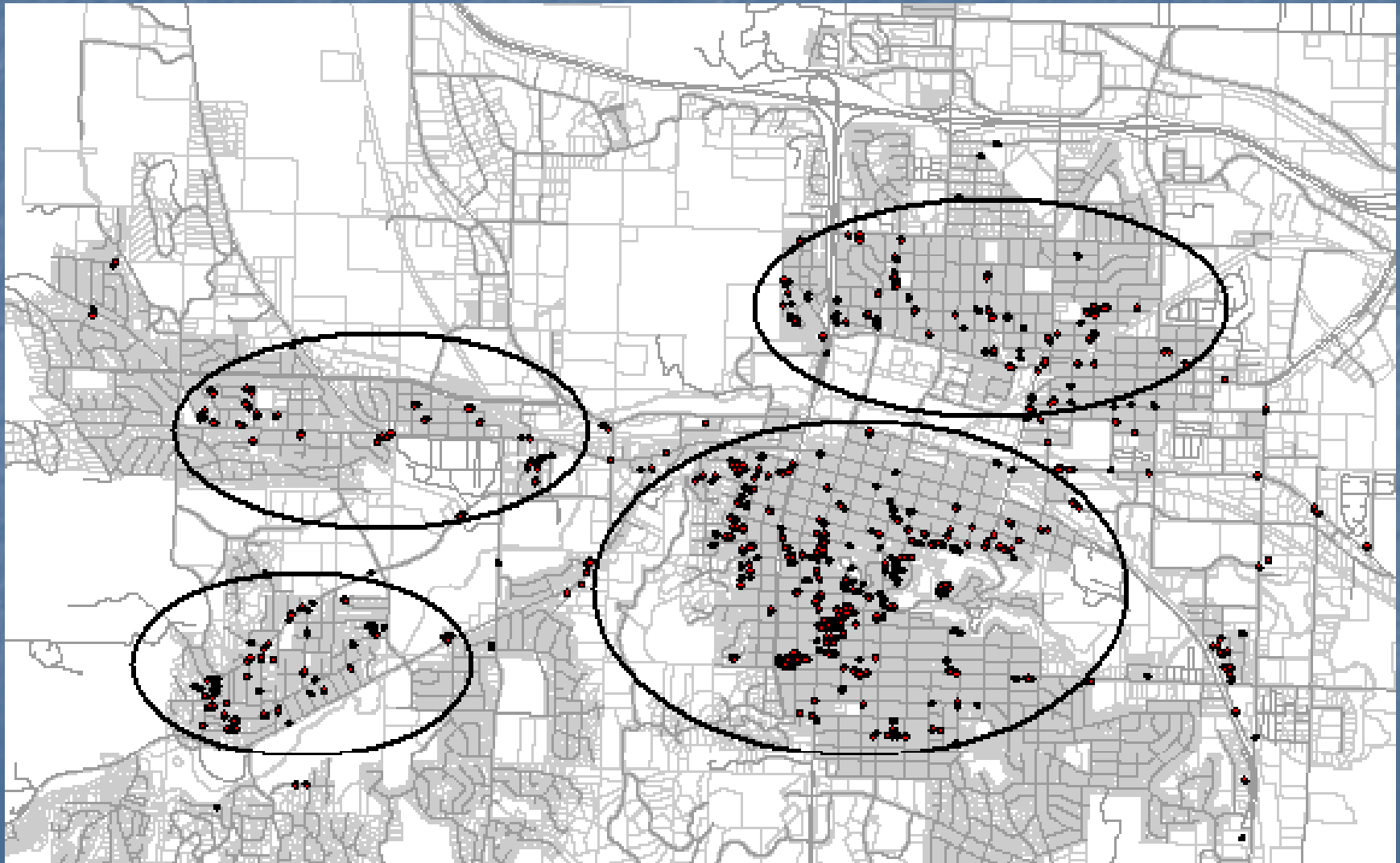
- Water
 - 580 Properties Identified
- Sewer
 - 799 Properties Identified

Where Are They Located

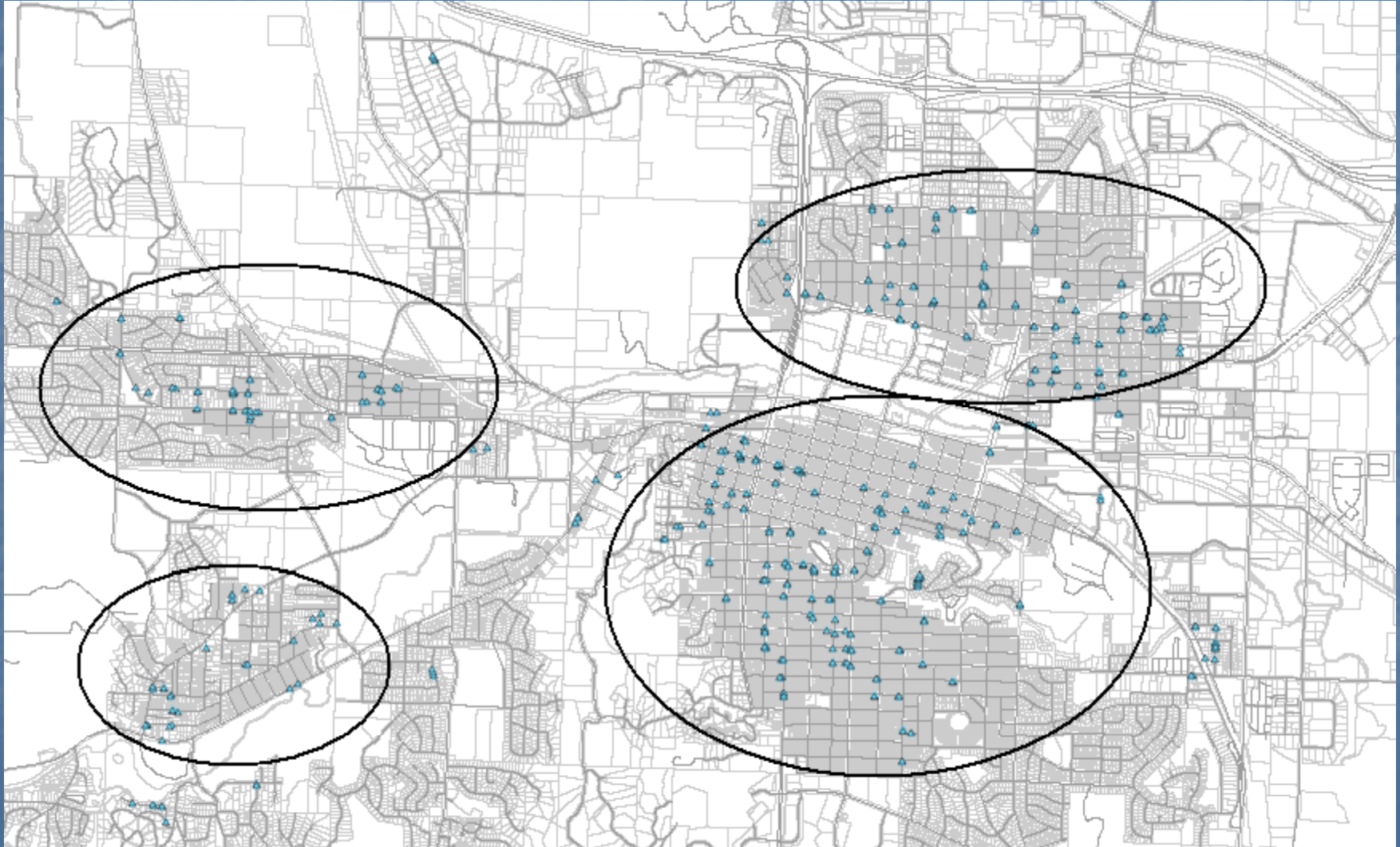
- Four Concentrated Areas
 - North Rapid = 55 yrs old
 - Central Rapid = 80 yrs old
 - Canyon Lake = 60 yrs old
 - W. Chicago = 60 yrs old

- Average = 63 yrs old

Sewer Locations



Water Locations



Typical Scenario



What are the issues?

- Little or No Maintenance Causes:
 - Sewer backup into homes (health and safety)
 - Inflow & Infiltration into pipes
 - Sewage discharge into ground, storm sewer, gutter
- Getting neighborhood consensus to fix
- Staff time
- Council time
- Comment "City allowed this to happen"
- No ownership or unknown ownership

What are the options?

- 40/60 match
- Graduated scale by age of installation
- 70/30 match
- Some other public/private match

40/60 Match

- Existing program
 - Petition city for improvements
 - City pays 40% up to max of \$4K per household
 - Remainder of cost split by benefiting parties

40/60 Match

- Pros
 - Some incentive to update lines
 - City can easily manage private connection fee

40/60 Match

- Cons
 - Many petitions start but few projects done
 - Still expensive causing lack of support
 - \$4K match

Graduated Scale by Age

- Over 40 yrs old 50% reimbursement
- Over 50 yrs old 60% reimbursement
- Over 60 yrs old 70% reimbursement
- Over 70 yrs old 80% reimbursement
- Over 80 yrs old 90% reimbursement
- Over 90 yrs old 100% reimbursement

Graduated Scale by Age

■ Pros

- The older the house the more it has paid in
 - Pipe life = 75 – 85 years
 - In theory, rates pay for frontage over its life
- More incentive for people to update pipes
- City can manage private connection fee

Graduated Scale by Age

- Cons

- What year was house built, platted, purchased?
- Neighbors house older/newer so different rate
- Connection fee administration difficult
- Increased staff time (records, calcs, etc)

70/30 Match

- Similar to 40/60 match
- Similar to graduated age scale
 - North Rapid = 55 yrs old
 - Central Rapid = 80 yrs old
 - Canyon Lake = 60 yrs old
 - W. Chicago = 60 yrs old
- Average = 63 yrs old

70/30 Match

- Similar to Graduated Scale
 - Over 40 yrs old 50% reimbursement
 - Over 50 yrs old 60% reimbursement
 - Over 60 yrs old 70% reimbursement
 - Over 70 yrs old 80% reimbursement
 - Over 80 yrs old 90% reimbursement
 - Over 90 yrs old 100% reimbursement

70/30 Match

- Pros
 - Comparable to Age Scale option
 - Incentive to update lines
 - City can easily manage private connection fee
 - Simple rules to apply and understand

70/30 Match

- Cons
 - City pays more
 - Private issue

Recommendations

- Increase incentive to fix lines
- Allow it for any number of affected customers
- Easy connection fee to administer
- Initiate a line item in budget
 - \$200K-\$300K/year
 - SAB 28 for property owner portion
- Require petition
- Prioritize petitions to determine projects
 - Number of willing participants
 - How long petitioned
 - Age of system
- For existing customers only (prior to 1990?)