

Ordinance

City of Portland, Tennessee

No. 22 - 68

Second Reading

**AN ORDINANCE TO RESCIND IN ITS ENTIRITY ORDINANCE 22-13 AND REPLACE WITH THIS ORDINANCE FOR WATER, SEWER AND NATURAL GAS FEE STRUTURE**

WHEREAS, the City of Portland deems it necessary to establish a new fee structure for water, sewer and gas; and

**WATER & SEWER PLAN REVIEW FEES**

Plan Review Fee (Due when plans are submitted for review)

- \$1,000 for water plans (per phase)
- \$1,000 for sewer plans (per phase)

**WATER METER BASE FEES**

| Rate Class            | Monthly Meter Base Fee |
|-----------------------|------------------------|
| Residential           | \$3                    |
| Commercial/Industrial | \$16                   |
| Fire Meters           | \$75                   |

Water Meter Base Fees shall be used to test, calibrate, maintain, and replace all existing meters within the distribution system. Fees shall be calculated as shown above.

Residential Fee – Shall apply to all residential meters

Commercial/Industrial Fee – Shall apply to all commercial & industrial domestic and irrigation meters.

Fire Meters – Shall apply to all fire meters

**WATER FEE STRUCTURE**

**WATER CONNECTION FEES**

|             |       |
|-------------|-------|
| Residential | \$100 |
| Commercial  | \$150 |
| Industrial  | \$500 |

Water Connection Fees apply to all new account setup.

**WATER TAP FEES**

| TAP SIZE | INSIDE CITY LIMITS | OUTSIDE CITY LIMITS |
|----------|--------------------|---------------------|
| 3/4"     | \$1,500            | \$2,000             |
| 1"       | \$2,100            | \$2,600             |
| 2"       | \$4,500            | \$5,000             |
| *3"      | \$5,200            | \$5,700             |
| *4"      | \$6,200            | \$6,700             |
| *6"      | \$9,200            | \$9,700             |
| *8"      | \$11,200           | \$11,700            |
| *10"     | \$15,000           | \$16,000            |
| *12"     | \$18,000           | \$20,000            |

\*Contractor must provide all labor, materials, and meter per PDU specs

The Tap Fees only apply to services. The Tap Fee listed above does not apply to main line extensions or replacements for subdivisions. The developer shall be responsible for the cost of all taps for main line extensions and replacements

**WATER IMPROVEMENT FEE**

\$1,500 per equivalent residential unit (ERU) on all new development.

Commercial and Industrial Improvement fees shall be calculated based upon their estimated domestic flow divided by the ERU. One ERU = 350 gallons per day per 24-hour day. For each unit of domestic flow or part thereof, shall be multiplied by the Water Improvement Fee.

*Example: Estimated Flow 1,000 gpd/350 gpd = 2.85 units = 3 units \* \$1,500 = \$4,500*

Improvement fees are for the city to make capital improvements to the water system to maintain Level of Service for all rate payers. The City will hold these funds for future projects to improve deficiencies within the water system. The Improvement Fee shall be paid by the developer prior to the signing of the Final Plat. If development requires off-site improvements to the water system, the Water Improvement Fee may be waived for work-in-kind.

Multi-Family Unit Development shall follow the Water Improvement Fee schedule below:

*Multi-Family Unit Water Improvement Fees*

| Number of Units  | Fee per unit |
|------------------|--------------|
| 1-50             | \$1,500      |
| 51-100           | \$1,275      |
| 101-150          | \$1,125      |
| Greater than 150 | \$975        |

**PAYING-IN-LIEU OF UPSIZING**

When creating or altering a subdivision, Portland Department of Utilities may require the developer to pay-in-lieu of upsizing the water main for the length of water main adjacent to the property if the existing pipe diameter size does not meet the minimum requirements stated below.

Minimum Water Main Pipe Diameter

Within City Limits: 8” – (Unless documented in the City’s Capital Improvement Plan to be larger)

Outside of City Limits: 6” – (Unless documented in the City’s Capital Improvement Plan to be larger)

The City may also require payment if the utility has been designed and/or constructed within the previous five (5) years that the new Development will be utilizing.

**ROAD BORE FEE**

\$1,500 per horizontal directional drilled bore

The road bore fee shall be required for any road bore installed by method of horizontal directional drilling (HDD) performed by the city’s sub-contractor. This fee shall be paid when the tap and connection fees are paid. This fee will only be charged when the city cannot install the service by our own method of pneumatic mole piercing.

**SEWER FEE STRUCTURE**

**SEWER TAP FEES AND CAPACITY FEES**

| Tap Diameter             | Inside Tap Fee                      | Outside (if applicable) |
|--------------------------|-------------------------------------|-------------------------|
| 4-6” minimum             | \$750.00                            | \$TBD                   |
| Anything over 6”         | \$5,000 plus all installation costs |                         |
| SR 109 Interchange Sewer | \$10,000*                           |                         |

- The above fees are privilege fees only.
- The specified fee does not include plumber’s installation or materials cost.
- If a sewer customer is paying a monthly sewer bill at the time the City begins to collect capacity fees. The customer will not have to pay the capacity fee charge but will have to pay the tap fee if not already paid.
- A change of Use will require a review of capacity fees. Based on the intended use, new capacity fees shall be required.
- Multiple Sewer Capacity Units shall be used to calculate the Capacity Fee if multiple Uses are contained within one structure, i.e. A Convenience Store with gas pumps, restaurant, and a car wash.
- \*Any future or current use or expansion of the SR 109 Interchange Sewer System Improvements completed in 2019 shall incur tap fees of \$10,000

**SEWER CAPACITY UNITS**

For each unit of sewage flow or part thereof (one unit =250 gallons per 24-hour day) there is a capacity fee of \$1750.

Single Family Residence – One (1) Unit - \$1750 Capacity Fee

Mobile Home Park – One (1) Unit per dwelling

Hotel/Motel – 130 gpd (gallons per day) per room

General Commercial Services – 130 gpd (gallons per day) per 1,000 S.F. of Floor space

Theaters – 5 gals. Per seat

General Office space – 25 gals. Per person