

PASSED 11/27/06

A RESOLUTION NO. 0029-130

A RESOLUTION TO ESTABLISH A NEW CONNECTION FEE SCHEDULE FOR WATER AND SEWER SERVICE BY THE CITY OF BALDWIN, GEORGIA; TO PROVIDE THAT THE SEWER SERVICE CONNECTION FEE SHALL INCLUDE A SYSTEM CAPACITY FEE OR A SYSTEM DEVELOPMENT FEE REGARDING THE COST OF THE WASTE WATER TREATMENT PLANT FOR THE CITY OF BALDWIN, GEORGIA; TO ALLOW FOR CREDIT AGAINST THE SYSTEM CAPACITY COMPONENT OF THE CONNECTION FEE WHEN THE APPLICANT HAS SUCCESSFULLY QUALIFIED FOR GRANTS TO IMPROVE THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO GRANTS FOR ECONOMIC DEVELOPMENT; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Baldwin, Georgia is authorized by Art. IX, § II, ¶ III of the Constitution of the State of Georgia of 1983, and O.C.G.A. § 36-35-3 to provide water and sewer services by way of utilities owned and operated by the City of Baldwin;

WHEREAS, the City Council of the City of Baldwin, Georgia desires to establish a new connection fee, also known as a tap-on fee, for water services and for sewer services, with the new connection fee to include a system capacity fee component for the waste water treatment plant of the City of Baldwin, Georgia;

BE IT RESOLVED, by the City Council of Baldwin, Georgia and it is hereby resolved by the authority of the City Charter and the above-referenced authority, as amended:

SECTION 1. WATER CONNECTION FEE.

The Water and Sewer Use Ordinances were previously amended by the City Council of the City of Baldwin, Georgia on June 27, 2002, by ordinance 0029-48, to provide that the City of Baldwin, Georgia may establish connection fees charged by the City of Baldwin for water system services, by way of a connection fee schedule, duly adopted by the City Council by

proper resolution in a public meeting of the City Council. Pursuant to the prior referenced authority, and the authority granted by said ordinance, the City Council does hereby adopt the following new water connection fee schedule:

WATER CONNECTION FEE SCHEDULE

<u>Size of Line</u>	<u>Within Corporate Limits</u>	<u>Without Corporate Limits</u>
¾-inch line	\$700.00 (includes meter)	\$850.00 (includes meter)
one-inch line	\$800.00 (includes meter)	\$950.00 (includes meter)
two-inch line	\$1,300.00 (includes meter)	\$1,450.00 (includes meter)

The connection fee is not a deposit, but is the connection fee to reimburse the City for its cost and expense in setting the meter, including labor, all equipment, and acquisition of the meter. The meter shall remain the property of the City. Any meter above two inches shall bear a connection fee as agreed to between the City, through its governing entity, the City Council of Baldwin, Georgia and the applicant. The City Council, in its discretion, when an applicant pays a service delivery fee, may take the payment of said fee in account and allow the applicant to provide the connection, subject to the supervision of an authorized representative of the City of Baldwin, so long as the City is reimbursed for the cost of the meter and any other cost that it incurs, as determined by the City Council of the City of Baldwin, Georgia. Should the City of Baldwin, Georgia, in order to provide service, have to perform a bore under a road for a ¾-inch line, then there will be an additional charge of \$100.00 for the bore. For a road bore, for a one-inch line, there will be an additional charge of \$250.00. Any road bore for lines of two inches or

greater will be the responsibility of the customer/applicant, and the customer/applicant will be responsible for paying all costs of the bore.

SECTION 2. SEWER CONNECTION FEE.

The Water and Sewer Use Ordinances were previously amended by the City Council of the City of Baldwin, Georgia on June 27, 2002, by ordinance number 0029-48, to provide that the City of Baldwin, Georgia may establish connection fees charged by the City of Baldwin for sewer system services, by way of a connection fee schedule, duly adopted by the City Council by proper resolution in a public meeting of the City Council. Pursuant to the prior referenced authority, and the authority granted by said ordinance, the City Council does hereby adopt the following new sewer connection fee schedule:

SEWER CONNECTION FEE SCHEDULE

(a) For sewer service:

<u>Size of Line</u>	<u>Within Corporate Limits</u>	<u>Without Corporate Limits</u>
4-inch line	\$700.00 (plus system capacity component fee)	\$850.00 (plus system capacity component fee)
6-inch line	\$700.00 (plus system capacity component fee)	\$850.00 (plus system capacity component fee)

The sewer connection fee shall have as a component of said fee, a system capacity fee also known as system development fee regarding the waste water treatment plant of the City of Baldwin, Georgia. The system capacity fee shall be based upon, "Equivalent Residential Units" (ERU) which is the equivalent to the average daily sewage flow of one dwelling or residential unit of 250 gallons per day (GPD). The system capacity component of the connection fee shall

be \$1,150.00 per ERU. Of developments, businesses or other uses other than single family residential, also including but not limited to residential apartments, and manufactured homes, will be defined as producing flows presented in Table 2 of the engineering study which is attached hereto, and incorporated by reference into this Resolution. The system capacity component of the connection fee is based upon the engineering study of the cost of the waste water treatment plant of the City of Baldwin, Georgia, as more specifically identified within Table 1 of the engineering study which is attached hereto and incorporated by reference hereof into this resolution. The system capacity component of the sewer connection fee would only include the cost for the waste water treatment plant and does not include the cost for any gravity sewer line or force main, or pump station in the collection and transport system of the sewer system. The system capacity component of the connection fee, shall be paid at the same time and as a part of the payment of the connection fee for sewer service. Approval by the City Council of phases of a development project shall not obligate the City of Baldwin, Georgia to reserve in capacity any part of the system's waste water treatment capacity. The City Council shall only reserve in capacity any of the City's waste water treatment capacity, the pro rata equivalent or ERU's of the facility equal to the connection fees including the system capacity component fees, actually paid by the developer or applicant. The City Council, shall be authorized, to allow for credits to the system capacity component fee of the connection fee for project improvements, when said project improvements are a part of a successful grant application including but not limited to grants for economic development in order to provide benefits to the City and the City's system, by an expanded tax base and the creation of job opportunities for City residents. The City Council of the City shall determine the amount of credit to be granted, based upon the project's impact upon the system, the increase of tax base,

the number of job opportunities created and other appropriate factors. An engineering study providing the factual basis for the system capacity component fee of the connection fee is hereby attached hereto, and said engineering study, including Tables 1, 2, and 3, is hereby incorporated by reference into this resolution, including all provisions as to how the system capacity component fee (also known as a system development fee) will be calculated.


The connection fee is not a deposit, but is a fee to reimburse the City for its cost and expense in providing a connection to the sewer line, being its labor and equipment' and the cost of capital improvements to provide the sewer service requested. If a meter is actually required in order to provide the sewer service, then the consumer shall also pay for the cost of the meter. The meter, if any, shall remain the property of the City. Any connection above six inches shall bear a connection fee (including a system capacity component fee as provided by the attached engineering study) as agreed to between the City, through its governing entity, the City Council of Baldwin, Georgia, and the applicant. The City Council, in its discretion may allow the applicant to provide the connection (subject to the supervision of an authorized representative of the City of Baldwin), so long as the City is reimbursed for the cost of the meter (if any), the system capacity component of the fee, and any other cost that it incurs, as determined by the City Council of the City of Baldwin, Georgia. Should the City of Baldwin, Georgia, in order to provide sewer service, have to perform a bore under a road, then there will be an additional charge of the actual cost of performing the bore, plus 1% of the actual cost as an administrative fee. In the event that the City of Baldwin, Georgia, in order to provide sewer service to the applicant, must set one or more new manholes plus any sewer transmission lines, then the applicant shall also pay the actual cost of such improvements incurred by the City of Baldwin, Georgia, plus 1% of said costs, as an administrative fee for the City of Baldwin, Georgia.

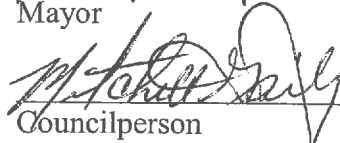
SECTION 3. EFFECTIVE DATE.

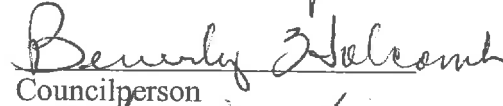
The connection fee schedule as included within this resolution, shall be effective upon passage by the City Council with prior applicants that have previously paid in an impact fee assessed by the City of Baldwin, to receive credit for the payment of said impact fees, and a reimbursement of the amount of overpayment of the connection fee due to the prior payment of any higher impact fee.

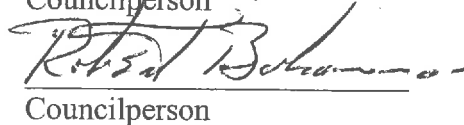
This 27th day of November, 2006.

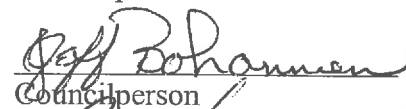
BALDWIN CITY COUNCIL

By: 
Mayor


Councilperson

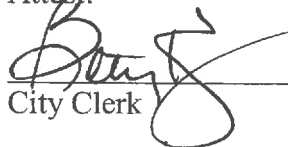

Councilperson


Councilperson


Councilperson


Councilperson

Attest:


City Clerk

1825/W093157

- One (1) ERU will be the minimum for any SDF calculation.
- No fractional portion of an ERU will be considered; in fact, any fractional portion will be rounded upward to the next whole number of ERU's (both 4.2 and 4.8 equals 5 ERU's).
- Existing customers who have tied into the sewer system prior to the date of adoption of SDF's will not be subject to these fees. Likewise, all customers receiving service after the date of adoption will be subject to the same uniform fees.

Table 3 presents nine (9) different examples of the methodology for calculating SDF's and the actual value based on an assumed \$1150 per ERU. The basic formula for calculating System Development Fees is as follows:

$$\text{SDF (\$)} = (\text{No. Units}) * (\text{Sewage Flow}) * (\$1150.00) / 250$$

Where:

- SDF (\$) = Total System Development Fee (Dollars)
- No. Units = Number of units by developer or customer (home, trailer, 1000 sq. ft, seat, etc)
- Sewage Flow = Based on the no. units above, pick the sewage flow (gpd) from Table 2
- \$1150.00 = Currently adopted SDF for one Equivalent Residential Unit (ERU)
- 250 = Sewage flow (gpd) for one ERU

This document may be revised after the Baldwin Mayor-Council have had an opportunity to study the information and offer input and direction in the finalization of the methodology and the amount of the SDF (\$) per ERU.

units x Sew Flow ÷ 250 then Round up +
~~00000~~ x 1150.00
 to Flat ERU

TABLE 1. SYSTEM DEVELOPMENT FEES (SDF)

Wastewater Plant Costs Only

Description of Cost Item	Cost (\$)	
Wastewater Plant Phase I	\$ 1,298,400.00	
Wastewater Plant Phase II (Turnkey Bid)	\$ 1,197,000.00	
TOTAL (Phase I + Phase II)	\$ 2,495,400.00	
Additive Alternative No. 1--Generator	\$ 48,000.00	
Additive Alternative No. 2--Static Screen	\$ 115,000.00	
Additive Alternative No. 3--Lab/Control Building	\$ 70,000.00	
Change Order No. 1--Demo Drying Beds / 4X Expansion	\$ 191,383.00	
Change Order No. 2--Modify Plant for Phosphorous Removal	\$ 139,403.00	
TOTAL PLANT CONSTRUCTION COST (All Adds & Change Orders)	\$ 3,059,186.00	
Lab and Materials Testing (ECS Labs)	\$ 31,667.13	
Engineering Services (Design and Construction Services--RMA)		
Total Engineering = \$581,000; Plant Engineering = \$286,674.61	\$ 286,674.61	
Reimburse Water Fund for Previous Engineering and Stream Assay	\$ 100,000.00	
Interest on Bonds (Total = \$82637.87 x \$2,990,000/\$4,259,378.50)	\$ 58,010.16	
TOTAL PLANT (ENGINEERING AND CONSTRUCTION COST)	\$ 3,535,537.90	\$ 3,680,000.00
Cost per gallon of wastewater treated @ 800,000 gpd capacity	\$ 4.42	\$ 4.60
ERU Cost at 250 gpd per ERU	\$ 1,104.86	\$ 1,150.00

TABLE 2. SDF WASTEWATER FLOW VALUES

City of Baldwin—May 2003

Type of Establishment	Unit or Basis	Sewage Flow (gpd)
AIRPORTS	Per Passenger &	5
	Per Employee	25
APARTMENTS	1/2 Bedroom	125
	3 & 4 Bedroom	250
	Clubhouse	500
	Laundry (per machine)	400
AUDITORIUM, ASSEMBLY, CONVENTION CENTER	Per capita (maximum capacity)	10
BAR, TAVERN	Per seat	25
CAMPGROUNDS	Per space	175
CAR WASH (1)	Per bay	750
CHURCHES (2)	Per seat	5
COIN LAUNDRY (1)	Per machine	400
COMMERCIAL LAUNDRY (1)	Per machine	640
COUNTRY CLUB	Resident member	100
	Non-resident member	25
FAST FOOD (3)	Per seat	30
HAIR SALON	Per wet hair station	110
HOSPITAL	Per bed	200
INDUSTRIAL, HEAVY	Per PE's Calculations	
INDUSTRIAL, LIGHT	Per Employee or	25 ✓
	Per Employee with shower	35 ✓
MOTEL, HOTEL	Per Unit with Restaurant	100
	Per Unit without Restaurant	75
NURSING HOME	Per Bed &	125
	Per Employee ✓	25 ✓
OFFICES (4)	Per 1000 SF or	100
	Per employee	25
PICNIC AREA, PARK	Per capita (maximum capacity)	10
	Per capita with showers	25
POLICE / FIRE STATION	Per resident employee with food	75
	Day employee with no food	25
RESIDENCE / SINGLE FAMILY		250
REST STOP	Per visitor &	5
	Per employee	25
RESTAURANT (5)	Per Seat &	50
	Per bar seat	25
RETAIL BUSINESS	Per 1000 Square Feet (SF)	100
SCHOOLS	Per student &	12
	Per cafeteria seat OR	4
	Cafeteria seat with garbage disposal &	5
	Gymnasium	4
SERVICE STATION	Per car &	10
	Per employee	25 ✓
SHOPPING CENTER	Per 1000 SF	100
SWIMMING POOL	Per swimmer &	20
	Per employee	25 ✓
THEATERS, REGULAR	Per seat	5
THEATERS, DRIVE-IN	Per car space	8
TRAILER PARK--Single Wides	Per unit	125
TRAILER PARK--Double Wides	Per unit	250
WAREHOUSE (4)	Per 1000 SF (<100,000 SF)	50
	Per 1000 SF (>100,000 SF)	25

Note 1: Car washes and laundries where water saver devices or recycle devices are used, flow may be based on a registered engineer's water use calculations, but must be approved by the City of Baldwin

Note 2: For the purpose of calculating fees, churches shall be considered commercial

Note 3: Fast food is defined as any establishment that provides food service to customers in containers that are disposed of after use (paper products, plastic, etc.)

Note 4: When an office is included in the warehouse category and is less than 25% of the total space, then fees are calculated by the 25% office method described later. For office space greater than 25% of the total space, fees are to be calculated for actual office / warehouse space.

Note 5: Restaurants are defined as any establishment that provides food service to customers with dinnerware (plates, silverware, glasses, etc.) that requires washing in order to be used more than once.

TABLE 2. SDF WASTEWATER FLOW VALUES

City of Baldwin--May 2003

Type of Establishment	Unit or Basis	Sewage Flow (gpd)
AIRPORTS	Per Passenger &	5
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RESIDENCE / SINGLE FAMILY		250
REST STOP	Per visitor &	5
	Per employee	25
RESTAURANT (5)	Per Seat &	50
	Per bar seat	25
RETAIL BUSINESS	Per 1000 Square Feet (SF)	100
SCHOOLS	Per student &	12
	Per cafeteria seat OR	4
	Cafeteria seat with garbage disposal &	5
	Gymnasium	4
SERVICE STATION	Per car &	10
	Per employee	25 ✓
SHOPPING CENTER	Per 1000 SF	100
SWIMMING POOL	Per swimmer &	20
	Per employee	25 ✓
THEATERS, REGULAR	Per seat	5
THEATERS, DRIVE-IN	Per car space	8
TRAILER PARK--Single Wides	Per unit	150
TRAILER PARK--Double Wides	Per unit	250
WAREHOUSE (4)	Per 1000 SF (<100,000 SF)	50
	Per 1000 SF (>100,000 SF)	25

- Note 1: Car washes and laundries where water saver devices or recycle devices are used, flow may be based on a registered engineer's water use calculations, but must be approved by the City of Baldwin
- Note 2: For the purpose of calculating fees, churches shall be considered commercial
- Note 3: Fast food is defined as any establishment that provides food service to customers in containers that are disposed of after use (paper products, plastic, etc.)
- Note 4: When an office is included in the warehouse category and is less than 25% of the total space, then fees are calculated by the 25% office method described later. For office space greater than 25% of the total space, fees are to be calculated for actual office / warehouse space.
- Note 5: Restaurants are defined as any establishment that provides food service to customers with dinnerware (plates, silverware, glasses, etc.) that requires washing in order to be used more than once.

TABLE 3. SDF SAMPLE CALCULATIONS@\$1150 PER ERU

City of Baldwin--May 2003

Type of Business	Flow Unit	No. of Units	Chart gpd/Unit	Total Flow (gpd)	# ERU's	SDF Cost
Applehouse						
Restaurant	seats	60	50	3000	12	\$ 13,800.00
Retail Space	1000 SF	3	100	300	1	\$ 1,150.00
Total SDF						\$ 14,950.00
50 Unit double-wide Trailer Park						
Trailer Park	units	50	250	12500	50	\$ 57,500.00
Total SDF						\$ 57,500.00
50 Unit single-wide Trailer Park						
Trailer Park	units	50	150	7500	30	\$ 34,500.00
Total SDF						\$ 34,500.00
100 Seat Fast Foods (Wendy's)						
Fast Food	seat	100	30	3000	12	\$ 13,800.00
Total SDF						\$ 13,800.00
75,000 SF Shopping Center						
Shopping Center	1000 SF	75	100	7500	30	\$ 34,500.00
Total SDF						\$ 34,500.00
85,000 SF Warehouse						
Warehouse	1000 SF	85	50	4250	17	\$ 19,550.00
Total SDF						\$ 19,550.00
50 Unit Motel with 80 seat Restaurant						
Motel	unit	100	100	10000	40	\$ 46,000.00
Total SDF						\$ 46,000.00
250 Seat Church						
Church	seat	250	5	1250	5	\$ 5,750.00
Total SDF						\$ 5,750.00
60 Unit Apartment Building (30-2 bedroom & 30-3 bedroom)						
Two Bedroom	units	250	30	7500	30	\$ 34,500.00
Three Bedroom	units	250	30	7500	30	\$ 34,500.00
Total SDF						\$ 69,000.00