



# CITY OF SACRAMENTO

## DEPARTMENT OF ENGINEERING

915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 207 TELEPHONE (916) 449-5281

R. H. PARKER  
CITY ENGINEER

J. F. VAROZZA  
ASSISTANT CITY ENGINEER

June 9, 1982

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** An Emergency Ordinance Amending Certain Sections of Chapter 36 of the Code of the City of Sacramento Relating to Storm Drainage and Sanitary Sewer Fees

SUMMARY:

Submitted herewith is a report to the Budget and Finance Committee recommending the adoption of a new storm drainage fee throughout the City of Sacramento and the reduction of the sanitary sewer fees to 62% of the current charges both effective July 1, 1982. Attached is an Ordinance amending certain sections of Chapter 36 of the Code of the City of Sacramento and declaring this Ordinance to be an emergency Ordinance to take effect July 1, 1982. The Budget and Finance Committee approved staff's recommendation at their June 15, 1982 meeting.

RECOMMENDATION:

It is recommended that the City Council approve the attached ordinance amending Section 36 of the City Code effective July 1, 1982.

**FILED**  
By the City Council  
Office of the City Clerk  
*Cost 40*  
*6-29-82*  
JUN 15 1982

Respectfully submitted,

*John F. Varozza*  
JOHN F. VAROZZA  
City Engineer  
**APPROVED**  
BY THE CITY COUNCIL *as amended*

Recommendation Approved:

*Walter J. Slive*  
Walter J. Slive City Manager

JUN 29 1982

OFFICE OF THE  
CITY CLERK

June 15, 1982  
All Districts

with the ARFCD staff regarding their ability to fund their on-going operation and maintenance of pumping stations maintained by this agency but serving the citizens of the City of Sacramento. The Budget and Finance Committee considered and approved the report recommending financial aide to ARFCD at their meeting of June 1, 1982 (copy attached). The report also noted that the Office of Revenues and Collections had estimated that sewer revenue would be less than the estimate used in preparation of the proposed storm drainage fee. The addition of \$123,600 for the ARFCD and the estimated \$70,000 shortfall in revenue estimates required that a new rate schedule be developed to provide for these changes. In addition, further review of the proposed rates by City staff revealed a financial burden to school districts under the proposed rate ordinance. Many schools have large undeveloped yard areas that contribute very little runoff compared to roofed and paved areas and as the rate ordinance proposes to only charge developed property and not vacant property, all school areas were revised to reflect only improved portions of the parcels and that area was used in the calculations of rates for individual schools.

We have now completed the proposed 1982/83 budget and computed the required revenue from fees to be \$4,376,000, which includes the \$123,600 added expense for the ARFCD financing, of which \$2,469,300 would be for storm drainage operation and maintenance and \$1,906,700 would be for sanitary sewer operation and maintenance.

Using these new estimates, we have computed a proposed storm drainage fee schedule and a proposed sanitary sewer fee schedule. The \$1,906,700 is 62% of the present revenue collected from sewer fees, therefore, under this proposal, all sanitary sewer fees would be lowered to 62% of their present level. Exhibit II of this report reflects present and proposed sanitary sewer fees for residential customers. Commercial accounts would also be lowered to 62% of the existing fees.

Exhibit III is a rate schedule for residential property storm drainage, based on room count. The proposed residential rate would generate \$1,679,124, which is 68% of the total storm drainage revenue requirement. The non-residential area representing 32% of the City would then be required to generate \$790,176 in revenue. Having computed total square footage for non-residential properties in the City of Sacramento, staff has determined that the proposed storm drainage rate for this category should be \$2.30 per 10,000 square feet of parcel area. Exhibit IV of this report shows a comparison of proposed fees and current sewer fees for residential customers within the City sewer service area and those within the County sanitation districts.

During staff's analysis of the non-residential rates for sanitary sewers and for the proposed rate for storm drainage, it became apparent that there is an inequity in having sanitary sewer fees appropriated for operation and maintenance of both storm drainage and sanitary sewers. Currently, commercial properties are charged for sanitary sewer fees in relationship to water use. For instance, a laundry where laundering is done on the premises is currently charged \$8.56 for each 1,000 square foot of floor area. In contrast, a warehouse is charged \$.36 for each 1,000 square foot of floor area. The laundry pays sewer fees that are 20 times greater than the warehouse's, but for storm drainage, each should be charged



# CITY OF SACRAMENTO

## DEPARTMENT OF ENGINEERING

915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 207 TELEPHONE (916) 449-5281

R. H. PARKER  
CITY ENGINEER

J. F. VAROZZA  
ASSISTANT CITY ENGINEER

June 9, 1982

Budget and Finance Committee  
Sacramento, California

Honorable Members in Session:

SUBJECT: Proposed Storm Drainage Fee for 1982/83

### SUMMARY:

This report recommends the adoption of a new storm drainage fee throughout the City of Sacramento and the reduction of the sanitary sewer fees to 62% of the current charges both effective July 1, 1982. The major reason for this change is that one-third of the City is in a County sanitation district and so, pays no fee for the operation and maintenance of storm drainage systems. Exhibit I is a map of the City showing the areas within County sanitation districts. The result is that two-thirds of the people who use the system must carry the entire financial burden. The proposed change will result in an equitable spread of the financial burden of supporting the system. In addition, funds are provided for the operation and maintenance of American River Flood Control District (ARFCD) pumping stations which serve the City. The total fees charged is equal to the cost of providing the system. The implementation of a new storm drainage fee will provide revenue for the required bond debt coverage of 1.30 for the 1982/83 fiscal year.

### BACKGROUND:

The City Council received a status report on March 16, 1982 regarding the implementation of a city-wide storm drainage fee by July 1, 1982. The Council heard the report, directed staff to develop an information system to make the general public aware of the plans to establish this fee and requested a time line for the program.

The March 16th report noted that an equitable way to implement a storm drainage fee would be to base charges on a room count of each residential account. Because room count relates to the size of a building, which, in turn, generally relates to the size of a property, the fee should correspond to the total size of each parcel. It would be possible to convert the utility billing system to include a storm drainage fee based on room count, because water and sewer rates are already charged on that basis.

The report also stated that there were many commercial properties which must be researched, and area of each parcel computed, before a rate and billing system can be set up for this category.

At the Budget and Finance Committee meeting of May 20, 1982, the committee approved a proposed storm drainage fee for 1982/83. The committee requested that staff meet

the same unit fee, based on their respective areas. This is an extreme example, but all fees set forth in the sanitary sewer rate ordinance taking into consideration water usage. The staff feels the non-residential storm drainage fees should be based on square footage of property regardless of the commercial use of the property, since area is closely related to storm drainage.

Exhibit V is a comparison of proposed fees versus current fees for non-residential use. The proposed fees were computed using 62% of the sanitary sewer fee for sanitary and \$2.30/10,000 sq. ft. for storm drainage. It should be noted that, in many cases, there will be a change of fees for the non-residential properties. In some of the large ownerships the fees will rise significantly. Others that are on a high water use schedule may drop significantly.

The proposed drainage fee is based upon the total area of a parcel, including buildings, parking lots, walkways, and so forth. This may cause problems for owners of shopping centers and other multi-tenant developments. Each owner will receive a bill for the entire area and must collect from his tenants their appropriate share of the total cost. We also feel that the establishment of this drainage fee might pinpoint other inequities that are not apparent at this time. To deal with any problems, we would recommend the formation of an appeals board consisting of the Director of Finance and the Manager of the Water and Sewer Division.

Councilman Pope requested that information on the proposed drainage fee be distributed as widely as possible. The Public Information Officer will arrange an informal press briefing on the contents of this report prior to the Budget and Finance Committee meeting, and will issue a news release to the media, as well as other affected community groups, prior to the hearing before the full City Council. If the new fees are approved, a notification and explanation will be included in a utility bill announcement with the first bill.

Attached hereto as Exhibit VI are a proposed ordinance revising the sanitary sewer fees to 62% of the current rates and a proposed ordinance to implement a storm drainage fee throughout the City.

FINANCIAL:

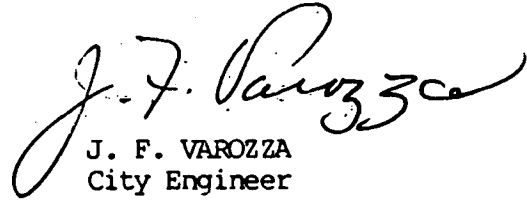
Exhibit VII shows the financial status of the sewer budget and bond coverage using current rates for 1982/83 and projects the 1982/83 coverage under the proposed rates.

RECOMMENDATION:

It is recommended that the Budget and Finance Committee approve the attached ordinances

amending Section 36 of the City Code effective July 1, 1982.

Respectfully submitted,



J. F. VAROZZA  
City Engineer

Recommendation Approved:

---

Solon Wisham, Jr.  
Assistant City Manager



# CITY OF SACRAMENTO

## DEPARTMENT OF ENGINEERING

915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 207 TELEPHONE (916) 449-5281

R. H. PARKER  
CITY ENGINEER

J. F. VAROZZA  
ASSISTANT CITY ENGINEER

May 27, 1982

Budget and Finance Committee  
Sacramento, California

Honorable Members in Session:

SUBJECT: American River Flood Control District (ARFCD) Pumping Plant -  
Operation and Maintenance

### SUMMARY:

This report recommends that the City provides revenue to the ARFCD for the operation of its nine pumping plants located north of the American River within the City limits. These funds would be provided from the proposed storm drainage fee for 1982/83.

### BACKGROUND:

At the Budget and Finance Committee meeting of May 20, 1982 the committee approved a proposed storm drainage fee for 1982/83. Councilman Pope requested that staff meet with the ARFCD staff regarding their ability to fund their ongoing operation and maintenance of pumping stations in the North Sacramento area and return with a report prior to adoption of the proposed storm drainage fee by the full City Council.

Staff has met with the District Engineer of the ARFCD and has determined that without additional financial assistance, the ARFCD would not be able to operate their pumping facilities beyond the fall of 1982.

The passage of Prop. 13 severely restricted the financial resources of the ARFCD. At the time of the passage of Prop. 13, the ARFCD had accumulated over \$300,000 in a Capital Improvement Reserve for needed additions and reconstruction of their pumping stations. This money has served to augment their income during the past few years to pay for operation and maintenance. The Capital Improvement Reserve will be used up during the current year as shown on the attached Statement of Income of the American River Flood Control District noted as Exhibit B. The District maintains 26 miles of levee and nine pumping plants and has a total of three full-time employees. In fact, its power charges for the nine pumping plants exceeds its salaries and wages. Therefore, a review of their budget as shown on Exhibit B, would show there is little hope to cut any meaningful amount of money from the budget. Also attached hereto is a letter from the District Engineer of the ARFCD that shows that the estimated annual operating and maintenance cost of the nine pumping stations is \$123,600. The nine pumping stations are all located in the City, north of the American River and staff has determined that these ARFCD pumping stations are serving the same benefit to the citizens of the City of Sacramento as the City storm

water pumping stations and therefore should be eligible for assistance from the proposed City-wide storm drainage.

There is proposed legislation currently being processed by the State that would allow the ARFCD to return to a benefit assessment method of generating revenues rather than using the current County assessed valuation tax rolls. This legislation, if passed, would allow the ARFCD to adequately maintain its levees and hopefully make some needed capital improvements to its pumping stations. Attached hereto is a copy of the proposed legislation.

FINANCIAL:

The estimated annual cost to the City to provide the operation and maintenance of the nine pumping stations is \$123,600. This amount would require a slight adjustment in the rates that were submitted to the Budget and Finance Committee on May 20, 1982. In addition, staff has been informed that the Office of Revenues and Collections has estimated that current sewer revenue will be \$70,000 less than the estimate used in preparation of the proposed storm drainage fee. Therefore, an adjustment should be made to those proposed fees that will take this shortfall into account.

RECOMMENDATION:

It is recommended that the City agrees to assume the cost of the operation and maintenance of the nine pumping stations of the ARFCD at a cost not to exceed \$123,600, that staff be instructed to recalculate the storm drainage fees needed to cover this expenditure along with the recently estimated shortfall of \$70,000 in current revenue and that the Water and Sewer Administration's Budget for 1982/1983 include \$123,600 for ARFCD.

Recommendation Approved:

*Solon Wisham Jr*  
Solon Wisham  
Assistant City Manager

Respectfully submitted,

*R. H. Parker*  
R. H. PARKER  
City Engineer

AMERICAN RIVER FLOOD CONTROL DISTRICT  
Maintenance and Operation Fund  
Statement of Income, Expenditures and Fund Balance  
July 1, 1981 to April 30, 1982

EXHIBIT B  
Page 1

	<u>Budget</u>	<u>Actual</u>
Fund balance, July 1, 1981	\$ 65,893	\$ 65,893
Less prior year property tax adjustment by County	- 0 -	- 0 -
Fund balance, July 1, 1981 as adjusted	<u>65,893</u>	<u>65,893</u>
 Income:		
Property tax - current year - secured	312,640	84,409
Property tax - current year - unsecured	- 0 -	9,655
Property tax - prior years	- 0 -	- 0 -
In lieu taxes and rentals	- 0 -	24,675
Liability insurance refund	11,300	11,391
Interest earned on time deposits	2,100	8,431
State (Cal Expo)	7,000	16,731
Available funds	<u>398,933</u>	<u>221,185</u>
 Expenses:		
Maintenance and operations expenses:		
Salaries and wages	65,300	46,524
Power charges	81,400	66,971
Payroll taxes	4,600	3,117
Compensation insurance	3,400	1,775
Hospitalization insurance	600	340
Telephone and radiophone	1,000	710
Storage and garage rental	3,000	3,231
Dues	2,000	1,689
Auto, gas and oil	7,400	4,140
Equipment rental	4,000	176
Equipment and structure maintenance	5,000	4,359
Supplies	6,000	4,334
Pension	4,000	3,513
Other	1,500	82
Replace trash rack - Pumping Plant No. 4	41,000	41,321
Legal and administrative expenses for benefit assessment proceedings	8,000	1,519
Auxiliary power conversion study	3,400	- 0 -
Total maintenance and operations expenses	<u>241,600</u>	<u>183,801</u>
 Administrative expenses:		
Board of trustee fees	3,000	1,860
Retainer for engineers	20,500	13,352
Office rent, bookkeeping and typing	4,000	3,011
Accounting fees	2,100	1,575
Legal fees	3,600	12,418
Insurance premiums	20,000	18,752
Election proceedings	- 0 -	- 0 -
County election fees	- 0 -	- 0 -
Total administrative expenses	<u>53,200</u>	<u>50,968</u>
Contingency	<u>5,000</u>	<u>- 0 -</u>
Total expenses	<u>299,800</u>	<u>234,769</u>
Fund balance, April 30, 1982	<u>\$ 99,133</u>	<u>\$(13,584)</u>

See the accompanying accountant's letter.



29

RECEIVED  
MAY 27 1982

AMERICAN RIVER FLOOD CONTROL DISTRICT

DISTRICT OFFICE, 720 F STREET, SACRAMENTO, CALIFORNIA

BOX 2511, SACRAMENTO, CA. 95811

(916) 444-8170

CITY OF SACRAMENTO  
DISTRICT ENGINEER  
ENGINEER'S OFFICE  
ASST. DISTRICT ENGINEER  
TED A. SMITH

BOARD OF TRUSTEES

FRED A. BOOTHMAN, PRESIDENT  
JOHN M. LEE, SECRETARY  
JOHN CASALI  
JOHN W. HAWKINS  
GEORGE H. CAMPINI

May 27, 1982

Mr. John Varozza  
City of Sacramento  
Engineering Department  
City Hall, 915 "I" Street  
Sacramento, California 95814

Dear John:

Pursuant to our recent meeting, the following is our estimate of revenues necessary for the operation and maintenance of the pumping plants within the City of Sacramento for Fiscal Year 1982-83.

Estimated Annual Cost

Power Charges	\$ 93,600
Equipment Maintenance & Repairs	\$ 5,000
Labor to Operate	\$ 25,000
TOTAL	<u>\$123,600</u>

I have enclosed a copy of our current budget for your information.

In addition, I have enclosed a copy of the proposed legislation currently being processed by the State of California. If this legislation is enacted it will allow the American River Flood Control District to return to a benefit assessment method of generating revenues necessary to continue maintenance of 26 miles of levee and 9 pumping plants. The legislation generally provides for a method of allocating benefit assessments based upon land use categories and acreage rather than using the current County assessed valuation tax roles.

I hope this brief summary is sufficient to satisfy our immediate needs but if further information is required, please call.

I appreciate your interest and concern regarding the funding problems encountered by the American River Flood Control District and am looking forward to working with the City in providing a satisfactory arrangement for continued operation of the District facilities.

Very truly yours,



Gerald S. Smith  
District Engineer

GSS:sjs  
Enclosure

29  
DWR

PROPOSED LEGISLATION

An Act to amend Sections 12878.25, 12878.26, and 12878.39, and to add Section 12878.40 to Article 4, Chapter 4.5, Part 6, Division 6, of the Water Code, relating to maintenance areas.

The people of the State of California do enact as follows:

SECTION 1. Section 12878.25 of the Water Code is amended, to read:

12878.25. The land within each zone, and the land within each maintenance area, if no zones are established therein, shall be conclusively presumed to be benefited by the continued operation and maintenance of the unit in accordance with the assessed valuation of the land and the improvements thereon or in accordance with its benefit product as defined in Section 12878.40, and shall be subject to assessment as provided in this article.

SECTION 2. Section 12878.26 of the Water Code is amended, to read:

12878.26. Each maintenance area is a district within which assessments are collected according to the value or to the benefit products as defined in Section 12878.40 of the land therein, and the provisions of Chapter 8 (commencing at Section 54900), Part 1, Division 2, Title 5 of the Government Code shall be complied with.

SECTION 3. Section 12878.39 of the Water Code is amended, to read:

12878.39. All money raised by such assessments shall be accounted for separately as to each area and zone. All such money shall be transmitted by January 1st and July 1st of each year to the department for deposit in the Water Resources Fund-, after deduction of the amounts to be retained by the county certified by the Department for estimated county costs under Section 12878.40(d).

SECTION 4. Section 12878.40 is added to Article 4, Chapter 4.5, Part 6, Division 6 of the Water Code, to read:

12878.40(a). The Legislature finds that a county may face substantial expense in maintaining a roll or system which reflects both current values of property for purposes of ad valorem benefit assessments as well as the property values for general taxation mandated by California Constitution Article XIII A. The Legislature further finds that a fair and proper benefit assessment for flood control purposes may be levied on the alternative basis of the use to which the benefited land in a maintenance area may be put.

(b) The board of supervisors of the county may evaluate the costs of maintaining a system to determine benefits according to assessed valuation of land and improvements thereon pursuant to Section 12878.35. If the board of supervisors finds that these costs would be excessive relative to the amounts to be collected, it may, in lieu of an ad valorem benefit assessment, elect to levy a benefit assessment as set forth in this section sufficient to raise the amount or amounts certified by the department.

The assessment authorized to be levied on each parcel under this section shall be based upon the parcel's proportionate benefit, expressed as a product of the degree of flood protection it receives, its size, and its capacity for being put to use, with respect to all other parcels in the maintenance area.

Specifically, a parcel's benefit product equals the percentage benefit for the zone in which the parcel is located (as defined in Section 12878.9), multiplied by the acreage of the parcel (where any parcel less than one-third acre in size is deemed to be one-third acre), multiplied by the parcel's land use factor in subsection (c).

(c) The county shall assign each parcel to one of the following land use categories, and shall assign to each parcel the land use factor, representing its predominate land use capability, corresponding to such category:

<u>Category</u>	<u>Factor</u>
1. Waste or unusable land	0
2. Agriculture	1
3. Single family, Residential	5
4. Commercial, Industrial	
and Other	10

After one year from the effective date of this section, landowners in the maintenance area may petition the board of supervisors to review the land use categories and land use factors herein provided. The petition shall be signed by at least 50 landowners or 10 percent of the landowners in the

maintenance area, whichever is less. The board of supervisors shall give notice and hold a hearing on the petition to determine whether the land use categories should be modified or increased in number and whether the land use factors should be modified. The board of supervisors may, by resolution, modify the categories and factors as in its judgment is required for fair and practical special benefit assessments for flood control maintenance.

(d) The amount assessed each parcel in the maintenance area shall be determined by the following formula: the benefit product of the parcel multiplied by the total amount to be collected in the maintenance area, divided by the sum of the various benefit products of all parcels in the maintenance area.

(e) If the County Board of Supervisors elects to use the benefit assessment procedure and formula provided in this section, the county may recover the reasonable costs of its services in preparing and levying the assessments. The county auditor shall submit an estimate of such costs to the board or department, which shall be then added as a separate item to the Department's estimate of costs under Section 12878.27.

(f) All other provisions of this chapter applicable to the levy of assessments shall apply to this section so far as they are or may be made applicable.

SECTION 5. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are: In order that needed flood control maintenance be performed as soon as possible, it is necessary that this act take effect immediately.

EXHIBIT I

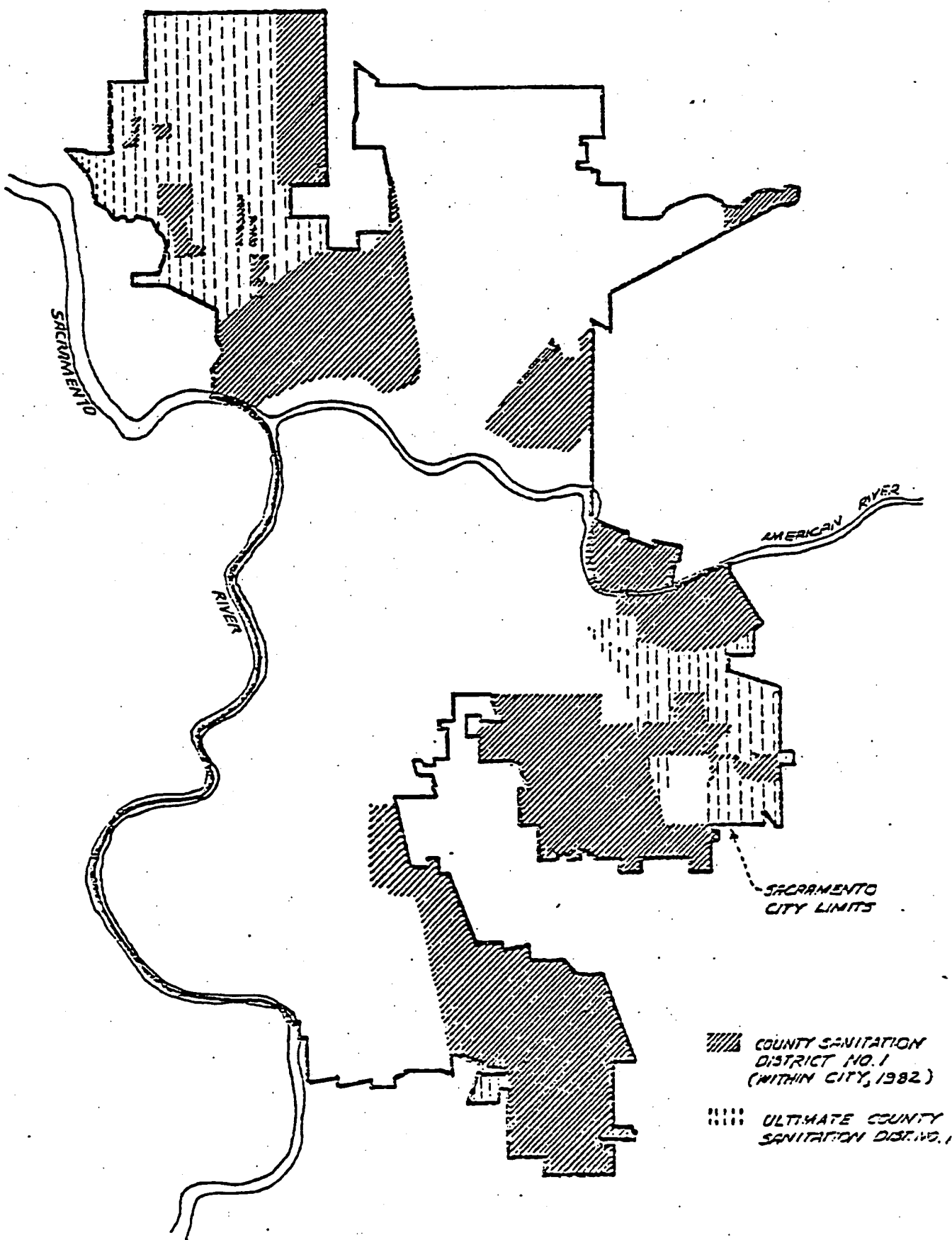


EXHIBIT II

SANITARY SEWER FEES \$1,906,700 (62% of present revenue collected)

Residential (68%)\* = \$1,296,556

Commercial (32%)\* = \$ 610,144

\*Based on percent revenue presently billed

Residential

<u>Room Count</u>	<u>Present Rate</u>	<u>Proposed Rate</u>
1-3	1.64	1.01
4-5	2.07	1.28
6-7	2.46	1.52
8-9	2.85	1.77
10+	3.28	2.03

(All rates shown are per month)

EXHIBIT III

STORM DRAINAGE \$2,469,300 (required revenue)

Residential (68%)\* = \$1,679,124

Commercial (32%)\* = \$ 790,176

\*Based on split of urban developed property in the City

Residential

<u>Room Count</u>	<u>Proposed Rate</u>
1-3	@ .90
4-5	@ 1.15
6-7	@ 1.35
8-9	@ 1.60
10+	@ 1.82

(All rates shown are per month)





EXHIBIT IV

SAMPLE OF PROPOSED STORM DRAINAGE AND SEWER RATES

TOTAL REVENUE TO BE DERIVED = \$2,469,300 Storm drainage + \$1,906,700 Sewer

TABLE I

STORM DRAINAGE

\$1,679,124	Residential (68%)
790,176	Commercial (32%)

SEWER

\$1,296,556	Residential (68%)
610,144	Commercial (32%)

WHAT THIS MEANS FOR THE CITY RESIDENTS IN CITY SEWER SERVICE AREAS

(1) Room Count	(2) Proposed City Sewer	+	(3) Proposed City Storm	=	(4) Proposed Total	(5) Present Sewer (Inc. Storm)	Increase (Col. 5 - Col. 4)
1-3	1.01		.90		1.91	1.64	.27
4-5	1.28		1.15		2.43	2.07	.36
6-7	1.52		1.35		2.87	2.46	.41
8-9	1.77		1.60		3.37	2.85	.52
10+	2.03		1.82		3.85	3.28	.57

(all rates shown are per month)

WHAT THIS MEANS FOR THE CITY RESIDENTS IN COUNTY SANITATION DISTRICTS

Room Count	Existing Co. Sewer	Proposed City Storm	Proposed Total	Proposed City Sewer/Storm Total	Difference* (Col. 4 - Col. 5)
1-3	1.50	.90	2.40	1.91	.49
4-5	1.50	1.15	2.65	2.43	.22
6-7	1.50	1.35	2.85	2.87	.02
8-9	1.50	1.60	3.10	3.37	<.27>
10+	1.50	1.82	3.32	3.85	<.53>

(all rates shown are per month)

COMPARISON OF NON-RESIDENTIAL  
CURRENT AND PROPOSED FEES

Type of Property	Parcel Sq. Ft.	Proposed Fees		Total Proposed Monthly Fee	Present Monthly Fee
		Drainage 2.30/10,000 x Sq. Ft.	Sanitary 62% x Present Mo. Fee		
<b>Schools*</b>					
High School	708,587	162.98	5.78	168.76	31.99
High School	305,500	70.27	31.44	101.71	66.08
High School	1,030,227	236.96	21.39	258.35	203.96
Elementary School	254,550	58.54	12.61	71.15	14.70
Elementary School	51,200	11.78	9.62	21.40	49.50
Jr. High School	150,400	34.59	50.47	85.06	8.82
Jr. High School	1,587,740	365.18	49.84	415.02	510.70
Jr. High School	885,950	203.77	-0-	203.77	-0-
<b>Office-Multi-Story Bldgs.</b>					
Park Executive	14,800	3.40	7.15	10.55	11.92
926 J Building	11,200	2.58	24.54	27.12	40.90
Thompson Noble Co.	18,400	4.23	77.84	82.07	129.73
Physicians Building	8,000	1.84	37.25	39.09	62.09
<b>Commercial</b>					
Small Bakery	3,800	87	8.73	9.60	14.55
Large Bakery	20,425	4.70	12.33	17.03	20.55
<b>Warehouse</b>					
Small	7,500	1.73	1.38	3.11	2.30
Medium	28,640	6.59	3.89	10.48	6.48
Large	374,340	86.10	14.71	100.81	24.51
<b>Church</b>					
Small	12,852	2.96	1.92	4.88	3.20
Medium	66,560	15.31	4.28	19.59	7.13

\*Proposed Drainage Fee based on Development  
Square Footage Instead of Parcel

COMPARISON OF NON-RESIDENTIAL  
CURRENT AND PROPOSED FEES

Type of Property	Parcel Sq. Ft.	Proposed Fees		Total Proposed Monthly Fee	Present Monthly Fee
		Drainage 2.30/10,000 x Sq. Ft.	Sanitary 62% x Present Mo. Fee		
Retail Store	6,000	1.38	1.50	2.88	2.50
Hall - Large	267,894	61.62	14.98	76.60	24.96
Barber Shop	3,200	.74	1.38	2.12	2.30
Bowling Alley	71,000	16.33	20.92	37.25	34.87
Car Wash	3,200	.74	8.86	9.60	14.76
Cannery	289,600	66.61	300.00	366.61	500.00
Drugstore	7,867	1.81	19.65	21.46	32.75
Hotel - Large	108,800	25.02	42.73	67.75	71.22
Hospital	473,497	108.90	164.18	273.08	273.64
Restaurant	18,000	4.14	2.77	6.91	4.62
Hotel - Small	4,800	1.10	30.28	31.38	50.46
Hall	55,697	12.81	3.76	16.57	6.25
Grocery Store	171,300	39.40	9.68	49.08	16.13
Gas Station	12,989	2.99	2.78	5.77	4.63
Convalescent Home	56,628	13.02	20.38	33.40	33.97
Office - Small	4,000	.92	2.57	3.49	4.28
Motel	196,891	45.28	8.56	53.84	14.26
Funeral Home	17,947	4.13	5.81	9.94	9.68

COMPARISON OF NON-RESIDENTIAL  
CURRENT AND PROPOSED FEES

Type of Property	Parcel Sq. Ft.	Proposed Fees		Total Proposed Monthly Fee	Present Monthly Fee
		Drainage <u>2.30/10,000 x Sq. Ft.</u>	Sanitary <u>62¢ x Present Mo. Fee</u>		
Laundry	7,500	1.73	5.40	7.13	9.00
Department Store	118,082	27.16	32.94	60.10	54.90
Theater	9,800	2.25	15.23	17.48	9.00
Used Car Lot	11,995	2.76	1.82	4.58	3.04
County Sanitation District No. 1					
Bowling	129,809	29.86		29.86	
Restaurant	62,291	14.33		14.33	
Furniture Store	5,500	1.27		1.27	
Warehouse and Office	34,100	7.84		7.84	
Department Store	24,339	5.60		5.60	
Commercial	387,684	89.17		89.17	

# ORDINANCE NO. 82-050

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED  
BY THE CITY COUNCIL

AN ORDINANCE AMENDING CERTAIN SECTIONS  
OF CHAPTER 36 OF THE CODE OF THE CITY  
OF SACRAMENTO AND DECLARING THIS ORDINANCE  
TO BE AN EMERGENCY ORDINANCE TO TAKE  
EFFECT JULY 1, 1982

JUN 29 1982

OFFICE OF THE  
CITY CLERK

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

## SECTION 1.

The following definitions are added to Section 36.101 of the Code of the City of Sacramento:

Storm Drainage: Any drainage not classified as sanitary sewage.

Storm Drainage System: A system of channels, ditches, conduits, pipes, pump stations, and other features and equipment the function of which is to handle and transport storm drainage from origin to point of disposal.

## SECTION 2.

Division 2 of Article V of Chapter 36 of the Code of the City of Sacramento is repealed and reenacted as follows:

### Division 2. User Rates

#### Sec. 36.510 Sewerage charges - General.

This division establishes sewerage charges for premises which are served by the City system. Sections 36.513 and 36.514 of this division prescribe basic monthly local rates for domestic and commercial customers. Sections 36.515 to 36.526 shall be added to rates in 36.513 or 36.514 to obtain a customer's total monthly local rate. The superintendent shall combine rates where the uses of the property makes such combinations necessary. Section 36.525 of this division prescribes monthly local rates for meter computed service. Section 36.526 provides for the collection by the City of the user charges imposed by the Sacramento Regional County Sanitation District.

#### Sec. 36.511 Authority of superintendent to fix rates.

The superintendent will fix rates for those accounts and special usages not readily susceptible of classification under the rates established by this division. In fixing such rates, the superintendent shall be governed by the rates provided by this division for other accounts and usages of a similar sewage producing capacity. Any customer aggrieved by such a determination may appeal such action to the Council. The procedure for appeal shall be that provided in Article VIII of this chapter. The Council shall conduct a hearing on the appeal and shall thereafter by amendment of this

article fix the rate for such account or usage.

Sec. 36.512 Monthly rates.

All rates established by this division are monthly rates.

Sec. 36.513 Domestic customers.

This section establishes the local service rates for domestic service. The rates are as follows:

(1) Single-family residence. For each single-family residence:

No. of Rooms	<u>Rate</u>
1 to 3 incl. . . . .	\$ 1.01
4 and 5 . . . . .	\$ 1.28
6 and 7 . . . . .	\$ 1.53
8 and 9 . . . . .	\$ 1.77
10 to 15 incl.. . . . .	\$ 2.03
Over 15, each additional room. . . . .	\$ 0.14

(2) Multiple-family residence. For each family dwelling unit in a multiple-family residence, the rates prescribed for a single-family residence in paragraph (1) herein shall apply.

Sec. 36.514 Commercial customers.

The rates for commercial services shall be as follows:

(1) Bakery. For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$ 2.55

(2) Barber shop or beauty parlor. For each 1,000 square feet of gross floor area or fraction thereof . . . \$ 1.37

(3) Bowling alley. For each 1,000 square feet of floor area or fraction thereof . . . . . \$ 1.19

(4) Cannery. All canneries shall be metered and be charged the rates prescribed in section 36.525 or section 36.526 herein.

(5) Car wash. All car washes shall be metered and be charged the rates prescribed in section 36.525 herein.

(6) Dining facility (incl. restaurant, cafeteria, cafe, bar). For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$ 2.74

(7) Drug store. For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$ 0.89

(8) Furniture store. For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$ 0.29

(9) Garage. For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$0.24

(10) Hall (incl. lodge and auditorium). For each 1,000 square feet of gross floor area or fraction thereof . . . \$0.78

(11) Hospital. All hospitals shall be metered and be charged the rates prescribed in section 36.525 herein.

(12) Hotel. Per sleeping room . . . . . \$0.27

(13) Laundry (where laundering is performed on premises). For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$5.31

When laundering is not performed on premises, the rates prescribed for office building in paragraph 18 of this section herein shall apply.

(14) Market. For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$1.15

(15) Mortuary. For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$0.75

(16) Motel. For sleeping room or fraction thereof. \$0.27

(17) Municipal. For City agencies. Same as equivalent non-City agency, or if no equivalent, as provided by section 36.511.

(18) Office building. For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$0.93

The rates established by this paragraph are subject to the following conditions:

(a) The rates do not apply to those portions of office building devoted to other uses for which special use rates are prescribed.

(b) In the event a portion of an office building is devoted to business involving the use of a special water-consuming device, i.e., dental equipment, ornamental fountain, etc., the superintendent shall adjust the base rate to compensate for this additional use.

(19) Religious worship. Religious worship, including the building used exclusively for religious worship and any other buildings used for religious activities. For each 1,000 square feet of gross floor area or fraction thereof \$0.40

(20) Rest or convalescent homes. For sleeping room or fraction thereof . . . . . \$0.44



(21) School. For the first 100 pupils or fraction thereof . . . . . \$ 2.43

The number of pupils as used herein shall be taken to mean the average daily attendance during the actual months of operation of the preceding school year. In cases where a school operates less than 12 months during the year, the superintendent will adjust the monthly rates prescribed herein to apply on a 12-month basis.

(22) Service station. For a service station having one or more wash racks, the metered rates prescribed in section 36.525 herein shall apply. For a service station having no wash racks:

Water Tap Size to City Main (inches)

3/4 . . . . .	\$ 1.44
1 . . . . .	\$ 1.88
1-1/2 . . . . .	\$ 3.09
2 . . . . .	\$ 5.31

(23) Store. For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$ 0.95

(24) Theater. For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$ 1.13

(25) Used car lots. Service station rate to apply.

(26) Warehouse. For each 1,000 square feet of gross floor area or fraction thereof . . . . . \$ 0.22

(27) Minimum rate. In no case shall a commercial flat rate be less than . . . . . \$ 1.43

Sec. 36.515 Special uses - Air conditioning and refrigeration - General.

No adjustments shall be made in the charges for air conditioning and refrigeration usages for other than average operating conditions, such as long or short daily period, season of operation or unseasonable weather. The air conditioning rates shall be applicable during the air conditioning season.

Sec. 36.516 Same - Air conditioning systems exclusive of evaporative coolers.

Sewer charges for air conditioning systems exclusive of evaporative coolers not having water conservation devices are as follows:

(1) For systems supplied through metered service, no additional charge will be made other than that established by the metered rates.

(2) For systems on flat rate service, the following charges will apply for each month during the air conditioning season:

Without water conservation device, per ton of system capacity . . . . . \$ 2.29  
With water conservation device, per ton of system capacity \$ 0.22

Sec. 36.517 Same - Evaporative coolers.

Sewer charges for evaporative coolers are indicated in this section. The rates apply only to evaporative cooler units installed in commercial establishments. No additional charge shall be made for evaporative cooler units installed in single or multi-family residences. The rates are as follows:

(1) For units supplied through metered services, no additional charges will be made other than the established rate.

(2) For units on a flat rate service, the following charges will apply for each month during the air conditioning season:

Unit Capacity (CFM)	Without Recirculation	With Recirculation
Per 1000 CFM	\$0.31	\$0.09

Sec. 36.518 Same - Refrigeration systems.

The sewer charges for premises upon which a refrigeration system is located are set forth in this section. The rates are as follows:

(1) For systems supplied through metered services, no additional charge will be made other than the established metered rates.

(2) For systems on flat rate service, the following monthly sewer charges for each month of the year shall be applicable:

Per Compressor Horsepower	Without Water Conservation Device	With Water Conservation Device
-----	\$ 2.29	\$0.22

Sec. 36.519 Same - Dining facilities.

When a dining facility is operated in conjunction with another commercial establishment in which the service of food is not the principal function of said establishment, an additional sewage charge shall be imposed. The charge shall be added to the rate applicable to the principal function of the establishment. The rate shall be computed by multiplying \$1.77 times each 1,000

square feet of gross floor area of said dining facility or fraction thereof. The term dining facility as used herein shall include a restaurant, cafeteria, cafe, kitchen, bar or other public food serving establishment.

Sec. 36.520 Same - Gymnasium.

When a gymnasium is operated in conjunction with another establishment (i.e., school, hall, etc.) and when the gymnasium is not the principal function of said establishment, the following additional rate shall be applicable to said premises. This rate shall be added to the rate applicable to the principal function of the establishment. The additional rate shall be determined by multiplying \$0.82 times each shower head in the premises. In the case of school gymnasiums, the additional rate shall apply only during the months of operation of the school. When a school operates less than 12 months during the year, the superintendent shall adjust the monthly rates prescribed herein to provide a pro rata rate on a 12-month basis.

Sec. 36.521 Same - Hydraulically-operated elevator.

For each hydraulically-operated elevator with a water conservation device, the monthly rate shall be \$1.22. For each hydraulically-operated elevator without a water conservation device, the monthly rate shall be \$ 7.07.

Sec. 36.522 Same - Noncommercial swimming pool.

When a swimming pool is operated in conjunction with another establishment (i.e., school, hotel, residence, etc.) and the pool is not the principal function of the establishment, the following rates for said pool are prescribed:

Capacity of Pool Cu. Ft.	Per 100 Cu. Ft. of Contents
	(Fill and Draw)
Under 300	No Charge
Over 300	\$0.29
	(Filtered)
Under 300	No Charge
Over 300	\$0.07

The charges set forth above for the fill and draw of pools shall be charged monthly during the months of May, June, July and August. The charges for filtered pool shall be paid once annually during the months between May 1 and August 31. For pools supplied through metered services, no additional charge will be made other than the established meter rates.

Sec. 36.523 Same - Commercial swimming pool.

Swimming pools operated for commercial use may be metered at the discretion of the superintendent.

Sec. 36.524 Same - Temporary service.

The superintendent shall fix rates applicable to temporary service (i.e., for developing wells, construction jobs, circuses, carnivals, etc.).

Sec. 36.525 Same - Metered service.

The local rates for metered service shall be:

\$0.06 per 100 cubic feet

For purposes of computing the charge under this section, the amount of the water used by the customer, as indicated by monthly water meter readings, shall be deemed to be the amount of water discharged into the sewer system; provided, however, if a metering device has been installed by the customer to measure the flow of his sewage into the system, the reading from said device shall be used to compute the charge. Any customer may, at his own expense, install metering devices to measure the flow of his sewage into the system. The design and method of installation of the meter devices shall be approved by the superintendent. The minimum monthly charge for a customer whose charge is determined by a discharge metering device shall be established by the superintendent pursuant to section 36.511 of this article.

For metered service wherein the quantity is measured by water meter readings, the minimum charges and quantity allowances are as follows:

Water Meter Size (in.)	Quantity of Sewage Allowed Without Additional Payment (cu. ft.)	Quantity of Sewage Allowed (gal.)	Minimum Charge
5/8 x 3/4	1,200	9,000	\$ 1.43
3/4	1,700	13,000	\$ 1.43
1	2,100	16,000	\$ 1.55
1-1/2	3,700	28,000	\$ 2.65
2	6,200	46,000	\$ 4.42
3	12,500	94,000	\$ 8.84
4	21,800	163,000	\$ 15.48
6	50,000	374,000	\$ 30.94
8	106,200	794,000	\$ 55.25
10	168,700	1,262,000	\$ 77.36
12	262,500	1,964,000	\$110.52

Sec. 36.526 Regional sewer use charge.

Pursuant to the terms of the Master Interagency Agreement between the City and the Sacramento Regional County Sanitation District, dated November 1, 1974, the regional user charges imposed by the Regional Sewer Rate Ordinance of said district shall be billed and collected by the City with the user charges imposed by this division. All provisions of division 4 of the article shall be applicable to said regional user charge; provided that said charge shall be identified as such on each utility billing and shall not be combined with any other rate, toll or charge appearing on the billing except for showing the total sum due to the City under said billing.

Sec. 36.527 Limitation on Charges.

No customer shall be charged more than \$3,720 annually for local services charged under this division for an individual premises. This limitation is not applicable to the regional user charges.

SECTION 3.

Division 3 is added to Article V of Chapter 36 of the Code of the City of Sacramento to read as follows:

Division 3 Storm Drainage Fees

Sec. 36.550 Storm Drainage - General.

This division establishes rates for storm drainage fees for residential and commercial properties, and a procedure for hearings in certain circumstances.

Sec. 36.551 Rate for Residential Properties.

The storm drainage fee for residential properties are as follows:

- (1) Single-family residence. For each single-family residence:

<u>No. of Rooms</u>	<u>Rate</u>
1 to 3 incl.	\$ 0.90
4 and 5	\$ 1.15
6 and 7	\$ 1.35
8 and 9	\$ 1.60
10 to 15 incl.	\$ 1.82
Over 15, each additional room	\$ 0.14

- (2) Multiple-family residence. For each family dwelling unit in a multiple-family residence, the rates prescribed for a single-family residence in paragraph (1) herein shall apply.

Sec. 36.552 Commercial Rates.

The storm drainage fee for commercial properties shall be \$2.30 per 10,000 square feet of surface area computed to the nearest square foot. Where a commercial property contains common facilities, e.g., a shopping center parking lot, the common facilities will be treated as one property and the owner shall be liable for payment of the storm drainage fee for the common facility, notwithstanding the fact that other fees charged the property may be charged to tenants or owners of divided interests. Common areas in planned unit developments or condominium developments shall be treated as commercial property for purposes of this division. The minimum commercial rate shall be \$1.00 per month.

Sec. 36.553 Monthly Rates.

All rates established by this division are monthly rates.

Sec. 36.554 Storm Drainage Fee Rate Classification Board.

There is established a Storm Drainage Fee Rate Classification Board which is referred to in this division as the Board. The Board membership shall consist of the superintendent and the Director of Finance.

Sec. 36.555 Appeal.

Any person aggrieved by the classification of property owned by such person or the rate set for such property may file a written appeal with the Director of Finance. The appeal shall be reviewed by the Board and notice of the determination of the Board shall be given to the property owner. In the event the appeal is granted, a refund shall be made to the date the appeal was received by the Director of Finance.

Sec. 36.556 Hearing.

In the event an appeal is not granted, notice shall be given to the property owner which shall briefly specify the reason for the decision of the Board. Any property owner who receives such notice who desires to have his appeal reconsidered by the Board may apply for a hearing before the Board. Any such application must be filed with the Utility Billing Division within fifteen calendar days of the date of the notice that the appeal was denied. The Board shall within thirty calendar days after an application for hearing schedule a hearing upon ten days written notice to the property owner. The property owner may be present at such hearing and may present any evidence relevant to the appeal.

The Board shall reevaluate the appeal. In considering the appeal on hearing the Board may obtain an inspection report from the division of water and sewers. Written notice of the action of the Board shall be given to the property owner, and the order of the Board shall be final.

SECTION 4.

Division 4 of Article V of Chapter 36 of the Code of the City of Sacramento is repealed and reenacted as follows:

Division 4 Collection of Charge

Sec. 36.560 When charges due.

Flat rate accounts shall be billed periodically at approximately sixty-day intervals. All flat rate accounts shall be billed in advance for one-half the billing period.

Metered accounts shall be billed periodically at approximately sixty-day intervals.

(a) Domestic Service. All bills for domestic service shall become due and payable on the date of presentation and shall become delinquent if unpaid by the close of the billing period for which the bill was rendered, as shown on the utility bill. In the event any bill becomes delinquent, a penalty of ten percent (10%) shall be added thereto.

(b) Commercial Service.

(1) Flat rates accounts. All bills for flat rate commercial service shall become due and payable on the date of presentation and shall become delinquent if unpaid by the close of the billing period for which the bill was rendered, as shown on the utility bill. In the event any bill becomes delinquent, a penalty of ten percent (10%) shall be added thereto.

(2) Metered accounts. All bills for commercial meter service shall become due and payable on the date of presentation and shall become delinquent fifteen (15) days thereafter. In the event any bill becomes delinquent, a penalty of ten (10%) shall be added thereto. The Director of Finance may upon not less than ten (10) days' written notice to the customer of such delinquency, cause the water to be turned off in the cases of all delinquent metered accounts.

Sec. 36.563 Charges constitute a lien.

The charges imposed on any parcel of real property pursuant to this article constitute a lien upon such parcel of real property.

Sec. 36.564 Delinquent charges - Collected as a special assessment.

Not less often than once a year, the Director of Finance may initiate proceedings to make delinquent charges a special assessment against the parcels of property situated within the City to which such service was rendered.

Sec. 36.565 Same - Report transmitted to Council.

A report of delinquent charges shall be transmitted to the Council by the Director of Finance. Upon receipt by the Council of the report, it shall fix a time, date and place for hearing the report and any protests or objections thereto.

Sec. 36.566 Same - Notice of hearing.

The Council shall cause notice of the hearing to be mailed to the owner of the real property to which the charge applies not less than ten days prior to the date of the hearing. For the purposes of this section, the owner of the property shall be conclusively deemed to be the person to whom such property was assessed in the last equalized assessment roll of the County of Sacramento unless the Director of Finance shall have knowledge of the name of a person other than such assessee claiming record ownership of such parcel of real property. The notice shall be mailed to the address of the owner as shown on the last equalized assessment roll or such other address of the owner as may be known by the Director of Finance.

Sec. 36.567 Same - Hearing.

At the time fixed for consideration of the report, the Council shall hear it with any objections of the property owners liable to be assessed for delinquent accounts. The Council may make such revisions, correction, or modifications of the report as it may deem just; and in the event the Council is satisfied with the correctness of the report (as submitted or as revised, corrected or modified), it shall be confirmed or rejected by resolution. The decision of the City Council on the report and on all protests or objections thereto shall be final and conclusive.

Sec. 36.568 Same - Method of collection; applicability of other liens, laws, etc.

Upon confirmation of the report by the Council, the delinquent charges contained therein shall constitute a special assessment against the property at which the services were rendered. Thereafter, such assessment may be collected at the same time and in the same manner as ordinary municipal taxes are collected and shall be subject to the same penalties and same procedure of sale as provided for delinquent ordinary municipal taxes.



The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property and paramount to all other liens except those for state, county and municipal taxes with which it shall be upon parity. The lien shall continue until the assessment and all interest and penalties due and payable thereon are paid. All laws applicable to the levy, collection and enforcement of municipal taxes shall be applicable to such special assessments.

Section 36.569 Same - Report transmitted to Auditor.

A certified copy of the confirmed report shall be filed with the County Auditor on or before August 15. The description of the parcels subject to the special assessment shall be those used for the same parcels on the County Assessor's map books for the current year.

Secs. 36.570 to 36.600 Reserved.

SECTION 5.

This ordinance is hereby declared to be an emergency ordinance to take effect July 1, 1982. The facts constituting the emergency are that if the ordinance were to take effect on July 2, 1982, the cost of, and time required for, prosecution of utility bills for one day of service would be a costly procedure which would increase the cost to the rate payers and disrupt the utility billing time cycle.

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

EXHIBIT VII

REVENUES

	Existing Sewer Rates 1982/83	Proposed Sewer and Storm Drainage Rates 1982/83
User Fees and Charges	\$3,080,000	\$4,376,000
Lien Collections	100,000	100,000
Charges to Regional Sanitation	1,350,000	1,350,000
Interest	1,140,000	1,140,000
Revenue From Other Agencies	540,000	540,000
	\$6,210,000	\$7,506,000

EXPENDITURES

O & M	\$6,484,404	\$6,484,404
Retired Employees	22,847	22,847
Bad Debt Expense	185,000	185,000
Required Bond Debt Service	690,300	690,300
ARFCD	123,600	123,600
	\$7,506,151	\$7,506,151

SUMMARY

Revenues	\$6,210,000	\$7,506,000
Requirements	7,506,151	7,506,151
	( 690,300)	( 690,300)
	\$6,815,815	\$6,815,851
Bond Debt Service	\$ 531,000	\$ 690,149
Ratio	0.00:1	1.30