

CITY COUNCIL
CITY OF PUNTA GORDA
8/31/2016

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City Council Budget

Title: Water Impact Fee Reduction

Funds: Utilities

Recommended Action: City Council recommendation to prepare an ordinance amendment for a reduction in water impact fees, but put on hold the public hearing process until such time as a guaranteed maximum price is obtained for the RO Plant.

Summary: On July 17, 2015 a Utility Rate & Impact Fee Study was completed by Burton & Associates. One of the items included in the Study was that "the impact fee analysis assumes that no additional grant funding will be awarded for the Reverse Osmosis Treatment Plant. If grants are awarded at the level identified herein, it would necessitate an additional \$579 reduction to the updated water impact fee presented herein." The Southwest Florida Water Management District (SWFWMD) approved a 50% grant for the RO plant; therefore, staff is recommending the City reduce water impact fees as stipulated in the rate analysis.

The UAB recommended that the City retain the current impact fee schedule until a guaranteed maximum price is approved for the RO Plant. UAB recommends a review of such impact fees at that time. Although not an agenda item, on a 4 to 1 vote UAB suggested the City retain the 4% rate increase that is in the Ordinance for October 1, 2016 with an opportunity to change it at a later date if deemed necessary.

Department/Division: Finance/Utilities

EXHIBITS:

1. [Impact Fee Study statement](#)

E.5 IMPACT FEE ANALYSIS

As part of the Study, Burton & Associates evaluated the City's water and sewer impact fees based upon the cost of its current infrastructure and five-year capital improvement program. An impact fee is a one-time charge paid by a new customer for system capacity and infrastructure, and is also often applied to existing customers requiring increased system capacity. Such charges are the mechanism by which growth can "pay its own way" and minimize the extent to which existing customers must bear the cost of growth-related facilities. Impact fees are based on the costs of backbone infrastructure necessary to provide service to all customers, including water supply facilities, treatment facilities, effluent disposal facilities, and water & sewer transmission mains.

The Study determined that the City's current unit cost of water capacity is 8% or \$219 lower than the current water system impact fee and the cost of sewer capacity is 9% or \$212 higher than the current sewer system impact fee, resulting in a decrease in fees of \$7 on a combined basis. We recommend that the City adjust its impact fees based upon the current unit cost of its capacity as presented herein. However, similar to the revenue sufficiency analysis, the impact fee analysis assumes that no additional grant funding will be awarded for the Reverse Osmosis Treatment Plant. If grants are awarded at the level identified herein, it would necessitate an additional \$579 reduction to the updated water impact fee presented herein.

E.6 MISCELLANEOUS SERVICE CHARGES

The City currently applies miscellaneous service charges for the provision of specific services to individual customers. Inspection fees, installation charges, and tap charges are examples of the types of services for which the City has various miscellaneous service charges. The intent of miscellaneous service charges is to ensure the recipient of the benefit of a specific service bears the costs associated with providing that service. Burton & Associates created a cost-of-service template to be used for each existing miscellaneous service charge as well as any new charges the City may wish to consider. Upon completion of the templates for each service, City staff will identify any adjustments to the current schedule of fees for consideration by the City Council at a later date as part of a proposed policy and/or fee schedule revision.

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City Council Budget

Title: Utility Impact Fees for Transient RV Parks

Funds: Utilities

Recommended Action: City Council discussion. Staff recommends use of the Florida Administrative Code as the preferred method to treat Transient RV Parks.

Summary: During the July 13 City Council meeting, a developer of a Transient Recreation Vehicle (RV) Park requested that Council reconsider treatment of such a use for impact fee calculation as residential with one residential unit equivalency (ERU). Currently the water ERU is \$2,605 and sewer is \$2,675 for a total of \$5,280. During the Council discussion, it was felt by some that the current methodology might result in too high a fee for a Transient RV Park. Transient by definition is that renters cannot stay year round in their respective sites. Staff researched other communities for the treatment of this type of Park. For instance, Charlotte County provides a schedule by type and usage to develop an ERU. If the type of development being built isn't on the County's schedule the calculation is taken out the the Florida Administrative Code (FAC). The FAC treats Transient RV Parks as the equivalent to one third an ERU. To put it another way that would mean three RV sites for each ERU. Attached is the County Schedule as well as the FAC page discussing Transient RV Parks.

On August 22, 2016 the Utility Advisory Board addressed this item, and the results of that meeting is as follows: The UAB felt that it was a City Council decision as to how the transient RV Parks should be handled. A UAB member mentioned that they came from an area that treated RV Parks like motels. Staff was asked to send the City Attorney's opinion letter stating that they should be considered residential for impact fees and utility rates.

Department/Division: Finance/Utilities

EXHIBITS:

1. [Chalotte County Impact Fee Schedule](#)
2. [Page out of FAC re Transient RV Parks](#)

II. CONNECTION FEES.

- A. Rates, Fees, and Charges are attached hereto in Schedule A.
- B. Table 6-4: Schedule of daily rate 1 gallonage for various occupancies based upon Charlotte County Code, Sect. 3-8-46.

The following usages shall be deemed to be applicable for the purpose of calculating connection fees for all new connections to the system. Commercial, Institutional and other units not identified herein shall conform to the Department of Health and Rehabilitative Services section 64E-6.008 F.A.C.

Types of Buildings:	Usage:
Apartments	157.5 Gpd
Arcades/Slot-machine seating (no food service) *other facilities/services calculated according to appropriate occupancies	3 Gpd/seat
Restaurants, Bars, Cocktail Lounges, Fast Food	20 Gpd/seat
Bars, Cocktail Lounges or Pubs not serving or preparing food	12 Gpd/seat
Beauty Salons/Barber Shops operating < 8 hours/day	50 Gpd per chair
Beauty Salons/Barber shops operating > or equal to 8 hours/day	75 Gpd per chair
Boarding Schools (Student and Staff)	75 Gpcd
Bowling Alleys (Toilet Wastes Only, per Lane)	50 Gpd + 20 Gpd per bar and restaurant seat
Construction, Manufacturing or Industrial Equipment Operations *other occupancies may apply, subject to reclaimed water availability	Based on equipment supplier or Engineer's design analysis data
Country Clubs (Per member)	5 Gpd + 20 Gpd per bar and restaurant seat
Day Schools (Students and Staff)	6 Gpcd + 4 Gpcd if shower + 4 Gpcd if cafeteria
Factories (With Showers)	30 Gpcd
Factories (Without Showers)	10 Gpd/100 Sq. Ft.
Gas Stations without food outlets, per restroom	225 Gpd
Car Wash	Based on equipment supplier data
Hospitals (in-patient services only, with or without Laundry) *out-patient labs, medical center operations and other facilities calculated according to appropriate occupancies	200 Gpd/bed
Hotels and Motels	125 Gpd/room or Unit + 20 Gpd per restaurant and bar seat
Laundromats	225 Gpd/washer
Mobile Home Park	185 Gpd/trailer
Movie Theaters, Auditoriums, Churches (Per Seat)	3 Gpd
Churches	3 Gpd per Seat or per Capita if no Seat
Nursing Homes	100 Gpd/bed
Office Buildings (excludes Medical Offices, Dental Offices, refer to FAC 64E-6.008 for these occupancies)	10 Gpd/100 Sq. Ft.
Public Institutions (Other than those listed herein)	75 Gpcd
Single-Family Residence with (1) 5/8" x 3/4" meter *Assumes a 3-bedroom residence. For residences with more than 3 bedrooms or that require a larger meter refer to FAC 64E-6.008	Water 225 Gpd Sewer 190 Gpd
Townhouse Residences	225 Gpd
Stadiums, Frontons, Ballparks, Etc. (Per Seat)	3 Gpd
Stores/Retail operations (Without Kitchen Wastes) *other occupancies may apply	5 Gpd/100Sq.Ft.
Speculative Buildings	30 Gpd + 10 Gpd/100 Sq. Ft
Warehouses (each unit) *other occupancies may apply. See FAC 64E-6.008 for self-storage units	30 Gpd + 10 Gpd/1000 Sq. Ft

Gpd=Gallon Per Day; Gpcd=Gallon per Capita Per Day

(a) Restaurant operating 16 hours or less per day per seat	60
(b) Restaurant operating more than 16 hours per day per seat	80
(c) Restaurant using single service articles only and operating 16 hours or less per day per seat	20
(d) Restaurant using single service articles only and operating more than 16 hours per day per seat	35
(e) Bar and cocktail lounge per seat	20
add per pool table or video game	15
(f) Drive-in restaurant per car space	50
(g) Carry out only, including caterers	
1. Per 100 square feet of floor space	50
2. Add per employee per 8 hour shift	15
(h) Institutions per meal	5
(i) Food Outlets excluding deli's, bakery, or meat department per 100 square feet of floor space	10
1. Add for deli per 100 square feet of deli floor space	40
2. Add for bakery per 100 square feet of bakery floor space	40
3. Add for meat department per 100 square feet of meat department floor space	75
4. Add per water closet	200
Hotels & motels	
(a) Regular per room	100
(b) Resort hotels, camps, cottages per room	200
(c) Add for establishments with self service laundry facilities per machine	750
Mobile Home Park	
(a) Per single wide mobile home space, less than 4 single wide spaces connected to a shared onsite system	250
(b) Per single wide mobile home space, 4 or more single wide spaces are connected to a shared onsite system	225
(c) Per double wide mobile home space, less than 4 double wide mobile home spaces connected to a shared onsite system	300
(d) Per double wide mobile home space, 4 or more double wide mobile home spaces connected to a shared onsite system	275
Office building	15
per employee per 8 hour shift or	
per 100 square feet of floor space,	15
whichever is greater	
Transient Recreational Vehicle Park	
(a) Recreational vehicle space for overnight stay, without water and sewer hookup per vehicle space	50
(b) Recreational vehicle space for overnight stay, with water and sewer hookup per vehicle space	75
Service stations per water closet	
(a) Open 16 hours per day or less	250
(b) Open more than 16 hours per day	325
Shopping centers without food or laundry	0.1
per square foot of floor space	
Stadiums, race tracks, ball parks per seat	4
Stores per bathroom	200
Swimming and bathing facilities, public	10
per person	
Theatres and Auditoriums, per seat	4
Veterinary Clinic	
(a) Per practitioner	250
(b) Add per employee per 8 hour shift	15
(c) Add per kennel, stall or cage	20