

ORDINANCE 15-11

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING THE MUNICIPAL CODE TITLE 18, CHAPTER 3 SEWER RATES, FEES, AND CHARGES, SECTIONS 18-301 AND 18-302.

WHEREAS, the Board of Mayor and Aldermen desire to update the Municipal Code regarding Sewer Rates, Fees and Charges;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the White House Municipal Code Title 18, Chapter 3 SEWER RATES, FEES, AND CHARGES, Sections 18-301 and 18-302 be amended and renumbered from the Municipal Code as follows:

TITLE 18: WATER AND SEWERS
CHAPTER 3: SEWER RATES, FEES, AND CHARGES
SECTIONS: 18-301 and 18-302

*Amends are made in bold, italics, and underlined text.

Section 18-301. Rates.

- (1) Free service prohibited. Wastewater service shall not be furnished or rendered free of charge to any person or user, as defined in subsection (2).
(2) Wastewater usage rates. Wastewater service shall be charged at rates established by the City of White House. Users will be charged a minimum based on the number of water meters installed unless one (1) water meter is used to service multiple units. In such cases, each unit will be charged at least the minimum usage rate for each individual unit service. The monthly wastewater rate schedule shall be as follows:

City of White House
Wastewater Usage Rate Schedule
Exhibit A

Table with 3 columns: Category, Residential Per Unit, Non-Residential Per Unit. Rows: Minimum Bill, Usage.

City of White House
Wastewater Usage Rate Schedule
Single Metered Multiple Units
Exhibit B

Table with 3 columns: Category, Residential Per Unit, Non-Residential Per Unit. Rows: Minimum Bill, Usage.

- (3) Summer service rates. Residential user charges during the months of June, July and August will be changed to reflect an average usage based on the previous nine (9) months of water usage billing, or the water usage billing that is available if it is less than twelve (12) months, or the average consumption for all residential users that month if requested by customers who do not meet the other criteria. Residential customers will not be permitted any other wastewater usage adjustments while summer rates are in effect.

*Amendment includes renumbering the remaining items in section 18-301.

18-302. Fees and charges.

- (1) Application fee. A non-refundable application fee in the amount of ~~\$50.00~~ \$55.00 shall be paid by the applicant for wastewater service at the time the application is filed with the City. Existing users will only be required to pay ~~\$25.00~~ \$30.00 if all current charges are paid in full.

- (2) Administrative fees. - Fees to cover the various administrative costs of obtaining wastewater service for multiple service residential and commercial developments and for any industrial facilities shall be as follows:
 - (a) Wastewater availability fee in the amount of ~~three~~ five hundred dollars (~~\$300.00~~ \$500.00) shall be paid at the time of application for service if the wastewater director deems that an assessment of system capacity is needed to determine the service availability.

 - (b) Wastewater plans review fee in the amount of ~~three~~ five hundred dollars (~~\$300.00~~ \$500.00) shall be paid at the time plans are submitted for review.

 - (c) Field inspection fee in the amount of three hundred dollars (\$300.00) minimum shall be paid prior to beginning construction of the wastewater system facilities to be completed by the applicant. Additional fees shall be paid at the rate of fifty dollars (\$50.00) per every ten (10) lots or units, or partial increment thereof, to be served above the initial ten (10) lots or units. This fee may be waived at the sole discretion of the wastewater director for individual connections to the wastewater system.

- (3) Capital Cost Recovery Fee. A non-refundable fee shall be paid prior to connection to the wastewater system, including individual service connections, to recover a portion of the capital cost expended by the City for the extension of the sewer system that will serve the applicant's request for sewer service. The appropriate fee amount will be a prorated portion of the total interest on debt at the time of fee payment, with the proration based on the amount of system extension capacity to be utilized by the applicant relevant to the total capacity of the extension.

- (4) Capacity Fee. A non-refundable fee in the amount appropriate in the following table shall be paid prior to beginning construction of the ~~wastewater~~ facility to be completed by the applicant, including individual service connections, to cover the value of the wastewater system capacity to be consumed by the applicant. The only exceptions allowed to this table will be made for: ~~written agreements made between the city and the property owners/developer made prior to September 20, 2012. It is the sole responsibility of the property owner/developer to provide proof of this agreement:~~
 - (a) Written agreements between the city and the property owners/developers made prior to September 20, 2012. It is the sole responsibility of the property owner/developer to provide proof of this agreement, and;

 - (b) Facilities where the Description of Service changes between the time the capacity fee is paid and time the facility goes on-line, or when the property is redeveloped as a different use, the capacity fee in effect at the time the facility goes on line will prevail when there has been a change in the Description of Service.

Table of capacity fees	
	Description of service
	Amount
(a)	Single family residence (Base Fee)
	\$2,500.00
(b)	Multi-family residence/Mobile Home Parks
	\$2,500.00 per unit
(c)	Motels, hotels, and similar type units
	Base fee + \$115.00 per unit
(d)	Restaurants
	Base fee + \$30.00 per seat

(e)	Day care, child care centers, and schools	Base fee + \$15.00 per student
(f)	Car wash / truck wash	Base fee + \$750.00 per bay
(g)	Self-service laundries	Base fee + \$150.00 per washer
(h)	Retail commercial stores	Base fee + \$30.00 per 1,000 square feet under roof
(i)	Multiple-unit shopping centers	Base fee per unit
(j)	Assisted care / nursing homes	Base fee + \$125.00 per bed
(k)	Hospitals	Base fee + \$150.00 per bed
(l)	Service stations	Base fee + \$225.00 per pump
(m)	Movie theaters	Base fee + \$10.00 per seat
(n)	Other facilities	Base fee + add-on TBD by City

~~(5) **Commitment fee.** A non-refundable fee in the amount of three hundred dollars (\$300.00) per lot or equivalent residential unit shall be paid by the applicant prior to the approval of the plans for the wastewater facilities to be constructed by the applicant to cover the reservation of the wastewater system capacity until such time as the wastewater facilities are constructed by the applicant and accepted by the city for service. The commitment to reserve the system capacity shall expire at the end of twelve (12) months and may be renewed by the applicant for an additional twelve (12) months without additional fee. If the applicant has not commenced construction of any of the required system facilities at the expiration of second twelve (12) month period, the commitment shall expire or may be renewed at the sole discretion of the city for an additional twelve (12) months with the second payment of the commitment fee by the applicant. If significant construction progress of the required wastewater system facilities is interrupted for more than twelve (12) months, the city may terminate the capacity commitment without notice.~~

~~(6) **Connection Fee.** A fee of one hundred and fifty dollars (\$150.00) to cover the costs of field inspection and approval of the physical tap or connection to the city's wastewater system, such connection to be performed on behalf of and at the expense of the applicant by a contractor or plumber approved by the City.~~

~~(7) **Commercial food preparation fee.** A fee of two hundred dollars (\$200.00) per year for all users who engage in commercial food preparation requiring the inspection of grease traps and interceptors and other specialty appurtenances preventing the discharge of prohibited fats, oils, and grease into the wastewater system.~~

~~(8) **Industrial permit fee.** A fee of one thousand two hundred dollars (\$1,200.00) per year for all users who have a pretreatment discharge permit issued by the City to discharge their wastewater into the city's wastewater system under the conditions and provisions of such permit.~~

~~(9) **Rental property deposits Deposits.** *A seventy-five dollar (\$75.00) refundable deposit shall be required on all residential rental property, and a one hundred fifty dollar (\$150.00) refundable deposit on all commercial rental property prior to service being connected, or reconnected after service disconnection, to the wastewater system. The deposit will be refunded on the account it was paid for towards the final bill. Refundable deposits shall be required as follows prior to service being connected or reconnected after service disconnection to the wastewater system: (a) a maximum deposit of One Hundred Fifty Dollars (\$150.00) shall be required for residential property (the "maximum residential deposit"), and (b) a maximum deposit of Two Hundred Fifty Dollars shall be required on all commercial property (the "maximum commercial deposit"). Customers requesting connection or reconnection shall have the option of authorizing the city to check such customer's prior utility payment history through a third party provider. Based on the results of such inquiry, (1) residential and commercial customers designated by the third party provider as having a minimum risk of non-payment will not be charged a deposit; (2) residential customers who are designated by the third party provider as having a moderate risk of non-payment shall pay a refundable deposit of Seventy Five Dollars (\$75.00) for residential property, and commercial customers who are designated by the third party provider as having a moderate risk of non-payment shall pay a refundable deposit of One Hundred Fifty Dollars (150.00) for*~~

commercial property; and (3) residential and commercial customers designated by the third party provider as having a high risk of non-payment shall pay the maximum residential deposit and/or the maximum commercial deposit, as applicable. Upon termination of service, any existing deposit will be applied against any unpaid balance of the customer. If any portion of the deposit remains after the payment of any such unpaid balance, such amount shall be refunded to the customer.

(10) (9) Returned payment charge. A charge of twenty dollars (\$20.00) or the amount of the payment, whichever is lesser will be applied to any user or potential user whose payment of any rates, fees, or charges related to wastewater service is returned to the city due to insufficient funds. If a payment is returned for any other reason, charging of this fee will be determined by the city's finance director on a case by case basis.

(14) (10) Reconnection charge. A charge of fifty dollars (\$50.00) will be applied to any user that has been disconnected for non-payment before reinstatement will be issued.

(12) (11) Emergency service charges - When the wastewater system sustains damages due to the actions of a party other than the City, the wastewater department may repair such damages if such repairs are needed immediately, in the sole opinion of the City, to protect the operational integrity of the City's wastewater system. The costs of such repairs shall be charged to the party responsible for the damages, such costs to be determined by the City's wastewater director.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading:	May 21, 2015	PASSED
Second Reading:	June 18, 2015	PASSED



Michael Arnold, Mayor

ATTEST:



Kerry Harville, City Recorder