

RESOLUTION 19964

BY THE COUNCIL:

BISTERFELDT, CLEGG, EBERLE,
JORDAN, SHEALY AND TIBBS

A RESOLUTION APPROVING A REVISED BOISE CITY (PUBLIC WORKS DEPARTMENT) SEWER EXTENSION POLICY; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE CITY, IDAHO:

Section 1. That the revised Boise City Sewer Extension Policy, a copy of said Sewer Extension Policy marked Exhibit "A" attached hereto and incorporated herein by reference, be, and the same is hereby, approved.


Section 2. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the Council of the City of Boise City, Idaho this 5th day of February, 2008.

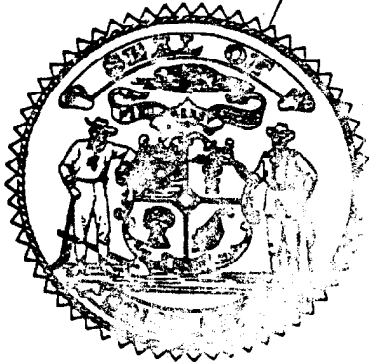
APPROVED by the Mayor of the City of Boise City, this 5th day of February, 2008.

ATTEST:

APPROVED:


CITY CLERK


MAYOR



CITY OF BOISE

To: Mayor and Council

From: Ron Redmond
Public Works

ORDINANCE or RESOLUTION NUMBER: R-48-08

DATE: January 16, 2008

SUBJECT: Sewer Extension Policy modification allowing extensions up to 1,000 feet per paid connection inside City limits.

ACTION REQUIRED: Approval of Policy modification by Resolution

RECOMMENDATION: Staff and the Public Works Commission recommends approval of the proposed modifications to the Sewer Extension Policy allowing extensions up to 1,000 feet per paid connection inside City Limits, subject to a \$2,000,000 budget limitation.

FISCAL IMPACT/BUDGET LIMITATIONS: The current budget for miscellaneous sewer extensions (Miscellaneous Trunk) is \$2,300,000 per year. This change in policy is intended to accelerate sewer construction within the City with corresponding increases in construction expenditures. Council should anticipate an additional \$1,000,000 per year in miscellaneous trunk expenditures to reasonably implement the revised policy and maintain reasonable funding for extensions outside of the City. It is anticipated an additional funding request for Miscellaneous Trunk will be needed later this year.

BACKGROUND: At the Public Works Commission (PWC) November 2007 meeting, a motion was approved recommending that the Sewer Extension Policy be modified to provide for sewer extensions of up to 1,000 feet per fee paid connection within the Boise City Limits. The proposed expenditure limit for the 1,000 foot criteria projects was increased to a maximum cumulative total of \$2,000,000 per year. The City Council unanimously affirmed the 1,000 foot per paid connection criteria at their meeting of December 4, 2007, following a public hearing on the Martingale sewer extension. At the January 2008 PWC meeting, the Commission recommended approval of the written modifications to the Sewer Extension Policy.

ATTACHMENTS: Recommended Sewer Extension Policy modifications.

c: Chuck Mickelson
John Tensen
SF Sewer Extension Policy 2.4

BOISE CITY SEWER EXTENSION POLICY

REVISED
1/3/2008

The City of Boise operates and maintains a public sewer system both inside and outside the Boise City limits. Boise City desires to utilize existing sewers to the greatest extent possible while minimizing the expense of new pipeline extensions. In support of the above statement, Boise's sewer extension policy is as follows:

A. GENERAL

1. DEFINITION:

"Sewer extension" shall be defined as: Any sewer line construction of 8-inch or larger diameter pipe, required to serve a development.

2. NEW DEVELOPMENT:

Unless otherwise approved by the City Council, developers are responsible for financing and construction of sewer lines serving their development. For new developments which require non-development related sewer construction costs (offsite sewer extensions, system over-depth or over-sizing), the developer may construct the sewer extension, receive credits for the development's assessments, trunk connection fees and inspection fees, and receive cash reimbursements as other properties connect to the sewer which the developer constructed. Cost reimbursement will be granted in accordance with the Boise City Code for costs associated with the non-development related construction costs. An agreement in accordance with City Code will be developed between the City and the Developer, which sets forth specific terms and conditions. The agreement will be recorded and the contract term for reimbursements shall not exceed ten (10) years.

For any development, prior to granting final sewer construction plan approval, the City will require one of the following:

1. Within the City Limits – Preliminary plat or development approval.
2. Within the Area of Impact – A recommendation of approval by Boise City Council and confirmation of the County adopting the Boise City Council's recommended conditions of approval.

3. EXISTING DEVELOPMENT:

The City will extend sewer to existing developments, including vacant platted lots, based upon the criteria listed below. The property owners requesting the sewer extension will be required to pay or arrange for payment of the connection fees and assessments in advance of the sewer construction and to connect to the sewer within nine (9) months of completion of the sewer. When implementing this policy, Boise City may construct more sewer than requested by property owners in order to complete sewers into the ends of cul-de-sacs, etc.

This is done to avoid high cost small scale projects in the future. In addition, this will minimize the impacts of construction in the neighborhood.

A. Continuance of Service Extensions

The City will extend sewer service at no cost to serve existing residential properties that do not have frontage on an existing public sewer if all of the following circumstances apply:

1. Property owner has failing or collapsed service line; and
2. The property owner has been connected to sewer and has been continuously paying monthly sewer service charges; and
3. Documentation is provided by the property owner that they cannot rebuild or construct a new building service line from the residence to existing public sewer.

SEWER EXTENSION CRITERIA –BOISE AREA OF IMPACT		
Estimated Sewer Extension Cost	# of Single Family Equivalent Units Required to Pay & Connect Upon Project Completion	Initial Financial Commitment Required (i.e., Connection fees and Assessment revenue)
\$0 to \$200,000	1 Unit per 300' of sewer extension	N/A
\$200,000 to \$300,000	N/A	30% of estimated 8 inch equivalent cost
\$300,000 to \$400,000	N/A	40% of estimated 8 inch equivalent cost
Above \$400,000	N/A	8 inch equivalent cost cannot exceed initial revenues by more than \$200,000 or project must be funded by a Local Improvement District (LID), State revolving loan, or other means.
SEWER EXTENSION CRITERIA – WITHIN BOISE CITY LIMITS		
On projects with an estimated construction cost of less than \$2,000,000; one equivalent single family unit must pay and connect upon project completion for every 1,000 feet of equivalent eight inch sewer constructed. All Projects under this 1,000 foot extension criteria shall be subject to an annual cumulative total of \$2,000,000, unless otherwise approved by the Public Works Commission.		

4. ECONOMIC DEVELOPMENT/COMMUNITY ENHANCEMENT PROJECTS:

The City may participate in the cost of sewers for projects which are considered to enhance Boise's quality of life either through creation of permanent jobs and or projects which provide amenities such as parks, open space, affordable housing etc.

For projects in this category, the Boise City Public Works Commission will review the merits of the projects (the benefits to the community) versus the costs of extension, the availability of funds and make recommendations on the specific project to the Boise City Council. Cost sharing between the developer and the City is likely to be required. Economic Development/Community Enhancement projects must be located within the Boise City limits.

5. ROADWAY CONSTRUCTION/RECONSTRUCTION:

Sewers may be extended prior to or in conjunction with State of Idaho (ITD) and Ada County Highway District (ACHD) roadway projects in order to minimize future inconvenience of the public and additional future pavement removal and replacement costs.

6. DESIGN REQUIREMENTS

- a. All sewer extensions shall be designed in accordance with the current sewer master plan for the area.
- b. All sewer system designs must be approved by Boise Public Works prior to commencement of construction.
- c. Designs shall provide for gravity sewer service only, with the following exceptions:
 - 1) A temporary lift station may be used if the situation meets all of the following criteria:
 - a) Gravity sewer is currently not considered reasonably available.
 - b) Lift station will serve 200 or more equivalent dwelling units.
 - c) Gravity lines are anticipated to be extended to the site within 10 years.
 - d) Developer is responsible for all lift station and force main costs.
 - 2) A permanent lift station may be used if the situation meets all of the following criteria:
 - a) Gravity sewer service is not, or will not be physically possible.
 - b) Lift station serves 15 or more residential units.
 - 3) Individual grinder pumps may be used if the situation meets all of the following criteria:
 - a) Gravity sewer service is not, or will not be physically possible.
 - b) The number of lots within a development that require pump service is less than 15.
 - c) Individual pumps on a common force main system will require special Boise Public Works approval.

7. SERVICE LINE CONSTRUCTION:

The City shall construct, as a part of the sewer line extension, service lines to the edge of the public right-of-way. The service line shall be constructed at a location acceptable to the property owner with consideration given to economical system design and required installation clearances. Construction of the sewer service line from the street right-of-way line to the structure will be the responsibility of the property owner. All service line construction on private property shall be accomplished by a licensed plumbing contractor, certified sewer installer, or property owner. Permits must be secured prior to commencing any installation. Permits for properties within the Boise City limits can be purchased at Boise City Hall, Building Department, 150 N. Capitol Blvd., Boise, ID 83702. Additional information regarding the permit or other requirements can be obtained by calling 384-3802.

If the property is outside the Boise City limits, permits are issued by the State of Idaho, Division of Building Safety, Plumbing Bureau located at 1090 E. Watertower Street, Meridian, ID 83642. Additional information regarding the permit and other requirements can be obtained by calling 334-3442.

8. BUDGET LIMITATIONS:

All sewer extensions undertaken by Boise City in accordance with the provisions outlined herein will be subject to the following budget and approval limitations.

- a) Total costs of sewer extension projects cannot exceed the annual approved CIP budget amount unless approval is given for additional expenditures by Mayor and Council.
- b) Sewer extension projects outside of the city limits within the Boise City Impact Area with an estimated cost in excess of \$300,000 must have Public Works Commission (PWC) approval.
- c) Non-budgeted sewer extension projects in advance or in conjunction with the ITD and ACHD projects, must have PWC approval if the expenditure exceeds \$50,000.
- d) All Projects under the 1,000 foot extension criteria shall be subject to an annual cumulative total of \$2,000,000, unless otherwise approved by the Public Works Commission.

B. SEWER EXTENSION OUTSIDE OF CITY LIMITS

1. GENERAL REQUIREMENTS

In addition to the aforementioned requirements in Section A, the applicant/developer must request annexation to the City of Boise. All parties connecting to the Boise City sewer

must acknowledge connection to sanitary sewer constitutes consent to annex their land pursuant to Idaho Code 50-222. This does not mean that the City will immediately annex said property but means that the City may annex said property when it is deemed appropriate by the Boise City Council.

2. SEWER EXTENSIONS IN THE SOUTHWEST PLANNING AREA

- a) Sewer extension requests to serve existing developments shall be approved by the Ada County Commissioners. At a minimum, property owners requesting sewer service must comply with Section A.3, above. Depending on demands, availability of funds, and severity of the problem, the Boise City Council may establish higher or lower participation parameters than shown in A.3 above.
- b) Sewer extensions to serve new development will be at the expense of the developer. The developer must receive specific Ada County approval for any offsite sewer extension, which will serve existing development.

3. SEWER EXTENSIONS WITHIN THE FOOTHILLS PLANNING AREA

No extensions of the Boise City sewer within the Foothills Planning Area will be approved unless the development for which the sewer is being constructed is located within the Boise City limits.

4. SEWER EXTENSIONS OUTSIDE OF AREA OF IMPACT BOUNDARY

No sewer extensions or sewer connections shall be approved outside of the boundary of Boise's Area of Impact unless specifically approved by the Boise City Council subject to terms and conditions Council deems appropriate. Conditions may include, but are not limited to, the request and/or approval of an adjacent city or Ada County, and requiring the property to be officially within the Boise Area of Impact prior to extending service.

Policy Adopted Resolution No. 11513, January 14, 1992

Revisions: Resolution No. 12142, March 2, 1993
Resolution No. 12164, March 16, 1993
Resolution No. 12321, July 13, 1993
Resolution No. 12686, March 22, 1994
Resolution No. 14295, February 18, 1997
Resolution No. 14660, October 21, 1997
Resolution No. 18674, June 21, 2005
Resolution No. 19358, November 28, 2006
Resolution No. _____, _____, 2008