



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

DENA DIORIO
DIRECTOR OF FINANCE

(203)797-4652
FAX: (203)796-1526

MEMORANDUM

TO: Mark D. Boughton via the Common Council

FROM: Dena R. Diorio, Director of Finance & Personnel *Dena*

DATE: November 23, 2005

SUBJECT: Proposed Ordinance Changes for Water & Sewer Rates & Connection Fees

Attached for your consideration are three proposed ordinance changes related to water rates, and water and sewer connection fees.

When the City proposed and the Common Council approved the new water rate structure for FY 05-06, there was an unintended consequence for water users that reside in condominium complexes. The new rate structure included two new tiers that carry higher charges for high volume users. Since most condominium complexes utilize one large meter for all their units, these users experienced increased water charges inconsistent with residential usage. This proposed ordinance change is designed to rectify this situation and provide equity amongst residential water users.

Also, as part of the FY 05-06 budget, the City proposed and the Common Council approved increases in water and sewer connection fees, which had not been increased in several years. However, the increased connection fees present a barrier to economic development in the City's Central Business District. These two proposed ordinance changes bring the connection fees back to their previous levels for this district and should encourage additional development activity in the City's downtown.

Thank you for your consideration of these proposed ordinance changes. Please feel free to contact me should you require any additional information.

Thank you.

C: Bill Buckley, City Engineer/Director of Public Works



ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

THAT Section 21-46 of the Code of Ordinances of Danbury, Connecticut is hereby amended to read as follows:

Sec. 21-46. Meter rates generally.

(a) The following water meter rates shall be charged for those areas served and specified by the superintendent of public utilities. Such rates are for quarterly billings rendered on or after July 1, 2005, and are based on the consumption per thousand gallons (MG) as follows:

(1) 5/8-inch size meter:

<i>Usage (MG)</i>	
0-1.....	\$ 10.28
2	11.37
3	12.46
4	13.55
5	14.64
6	15.73
7	16.82
8	17.91
9	19.00
10	20.09
11	21.18
12	22.27
13	23.36
14	24.45
15	25.54

(2) 3/4-inch size meter:

<i>Usage (MG)</i>	
0-1.....	\$ 15.98
2	17.07
3	18.16
4	19.25
5	20.34
6	21.43
7	22.52
8	23.53
9	24.61
10	25.79
11	26.88
12	27.97
13	29.06
14	30.15
15	31.24



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

(3) 1-inch size meter:

<i>Usage (MG)</i>	
0-1.....	\$ 33.05
2.....	34.14
3.....	35.23
4.....	36.32
5.....	37.41
6.....	38.50
7.....	39.59
8.....	40.60
9.....	41.68
10.....	42.86
11.....	43.95
12.....	45.04
13.....	46.13
14.....	47.22
15.....	48.31

(b) The following water meter rates shall be charged for those areas served and as specified by the superintendent of public utilities. Such rates are for quarterly billings rendered on or after July 1, 2005, and are limited to the first fifteen thousand (15,000) gallons of consumption for all uses and are based on the consumption per thousand gallons (MG) as follows:

Size of Meter (inches)	
1 ½.....	\$ 151.38
2.....	222.00
3.....	492.00
4.....	983.88
6.....	1,967.74
8.....	3,935.53
10.....	7,871.05

(c) For water consumed in excess of fifteen thousand (15,000) gallons and less than thirty thousand (30,000) gallons for any size meter the charge shall be three dollars and cents (\$3.08) per one thousand (1,000) gallons. Such rates are for quarterly billings rendered on or after July 1, 2005.

(d) (1) For water consumed in excess of thirty thousand (30,000) gallons and less than seventy five thousand (75,000) gallons for non-residential uses for any size meter and use, the charge shall be three dollars and fifty-five cents (\$3.55) per one thousand (1,000) gallons. Such rates are for quarterly billings rendered on or after July 1, 2005.

(2) For water consumed in excess of thirty thousand (30,000) gallons for residential uses for any size meter the charge shall be three dollars and eight cents (\$3.08) per one thousand gallons. Such rates are for quarterly billings rendered on or after July 1, 2005.



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

(e) For water consumed in excess of seventy five thousand (75,000) gallons for non-residential uses for any size meter the charge shall be four dollars (\$4.00) per one thousand (1,000) gallons. Such rates are for quarterly billings rendered on or after July 1, 2005.

(f) The provisions of this section shall be applied retroactively.

COPY SHOWING DELETIONS AND NEW LANGUAGE.

THAT Section 21-46 of the Code of Ordinances of Danbury, Connecticut is hereby amended to read as follows:

Sec. 21-46. Meter rates generally.

(a) The following water meter rates shall be charged for those areas served and specified by the superintendent of public utilities. Such rates are for quarterly billings rendered on or after July 1, 2005, and are based on the consumption per thousand gallons (MG) as follows:

(1) 5/8-inch size meter:

<i>Usage (MG)</i>	
0-1.....	\$ 10.28
2	11.37
3	12.46
4	13.55
5	14.64
6	15.73
7	16.82
8	17.91
9	19.00
10	20.09
11	21.18
12	22.27
13	23.36
14	24.45
15	25.54

(2) 3/4-inch size meter:

<i>Usage (MG)</i>	
0-1.....	\$ 15.98
2	17.07
3	18.16
4	19.25
5	20.34
6	21.43
7	22.52
8	23.53
9	24.61
10	25.79
11	26.88
12	27.97
13	29.06
14	30.15
15	31.24

(3) 1-inch size meter:

Usage (MG)

0-1.....	\$ 33.05
2.....	34.14
3.....	35.23
4.....	36.32
5.....	37.41
6.....	38.50
7.....	39.59
8.....	40.60
9.....	41.68
10.....	42.86
11.....	43.95
12.....	45.04
13.....	46.13
14.....	47.22
15.....	48.31

(b) The following water meter rates shall be charged for those areas served and as specified by the superintendent of public utilities. Such rates are for quarterly billings rendered on or after July 1, 2005, and are limited to the first fifteen thousand (15,000) gallons of consumption and are based on the consumption per thousand gallons (MG) as follows:

Size of Meter
(inches)

1 ½.....	\$ 151.38
2.....	222.00
3.....	492.00
4.....	983.88
6.....	1,967.74
8.....	3,935.53
10.....	7,871.05

(c) For water consumed in excess of fifteen thousand (15,000) gallons and less than thirty thousand (30,000) gallons for any size meter the charge shall be three dollars and eight cents (\$3.08) per one thousand (1,000) gallons. Such rates are for quarterly billings rendered on or after July 1, 2005.

(d) (1) For water consumed in excess of thirty thousand (30,000) gallons and less than seventy five thousand (75,000) gallons for NON-RESIDENTIAL USES FOR any size meter the charge shall be three dollars and fifty-five cents (\$3.55) per one thousand (1,000) gallons. Such rates are for quarterly billings rendered on or after July 1, 2005.

(2) FOR WATER CONSUMED IN EXCESS OF THIRTY THOUSAND (30,000) GALLONS FOR RESIDENTIAL USES FOR ANY SIZE METER THE CHARGE SHALL BE THREE DOLLARS AND EIGHT CENTS (\$3.08) PER ONE THOUSAND GALLONS. SUCH RATES ARE FOR QUARTERLY BILLINGS RENDERED ON OR AFTER JULY 1, 2005.

(e) For water consumed in excess of seventy five thousand (75,000) gallons for NON-RESIDENTIAL USES FOR any size meter the charge shall be four dollars (\$4.00) per one thousand (1,000) gallons. Such rates are for quarterly billings rendered on or after July 1, 2005.

(F) THE PROVISIONS OF THIS SECTION SHALL BE APPLIED RETROACTIVELY.

Note: New language is indicated by CAPITALIZATION COMBINED WITH UNDERLINING except that capitalization is not utilized for the letters in parenthesis which indicate subsections.

Deleted language is indicated ~~strikeouts~~.



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

THAT Subsection 21-48(a) of the Code of Ordinances of Danbury, Connecticut is hereby amended to read as follows:

Sec. 21-48. Connection charges.

(a) *Connection fee.* If no prior water assessment has been paid on the premises to be connected to the Danbury public water system pursuant to section 21-56 et seq. hereof, then no connection permit shall be issued and no actual connection made until a connection fee is paid to the city according to the following:

- (1)
 - (i) Except as otherwise provided herein, the connection fee for buildings devoted to residential uses shall be fifteen hundred dollars (\$1500.00) per dwelling unit.
 - (ii) The connection fee for buildings located within the CCBD zoning district and devoted to residential uses shall be five hundred dollars (\$500.00) per dwelling unit, but in no event shall said connection fee exceed two thousand five hundred dollars (\$2,500.00) per building; and
- (2) (i) Except as otherwise provided herein, the connection fee for buildings devoted to either nonresidential or mixed uses shall be as follows:

Building Size (Floor Area s.f.)	Connection Fee
up to 5,000 s.f.	\$ 2,500.00
from 5,001s.f. to 10,000 s.f.	\$ 10,000.00
from 10,001 s.f. to 25,000 s.f.	\$ 20,000.00
from 25,001 s.f. to 50,000 s.f.	\$ 30,000.00
over 50,000 s.f.	\$ 50,000 plus \$100 for each 1,000 s.f. or part thereof over 50,000 s.f.



ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

(ii) The connection fee for buildings located within the CCBD zoning district and devoted to either nonresidential or mixed uses shall be as follows:

Building Size (Floor Area s.f.)	Connection Fee
up to 5,000 s.f.	\$ 2,500.00
from 5,001 s.f. to 10,000 s.f.	\$ 5,000.00
from 10,001 s.f. to 25,000 s.f.	\$ 10,000.00
from 25,001 s.f. to 75,000 s.f.	\$ 15,000.00
over 75,000 s.f.	\$ 20,000.00

(3) With respect to all new water services requiring a meter exceeding one inch in size and with respect to all changes of property use by a customer that results in the need for a meter exceeding one inch in size, the cost of meter acquisition and installation shall be paid by the customer. Said costs shall be in addition to the connection fees described herein. For purposes of this section, meter acquisition and installation costs shall be set by the Superintendent of Public Utilities and shall be generally equivalent to the cost of equipment, materials and services paid by the city.

Whenever a change in use results in the addition of residential units or the expansion of the floor area of a nonresidential or mixed use, the connection fee associated with said change in use shall be calculated by subtracting the connection fee that would be due hereunder for the old use from the connection fee that would be due hereunder for the new use.

The provisions of this subsection shall be effective on January 1, 2006.

COPY SHOWING DELETIONS AND NEW LANGUAGE

THAT Subsection 21-48(a) of the Code of Ordinances of Danbury, Connecticut is hereby amended to read as follows:

Sec. 21-48. Connection charges.

(a) *Connection fee.* If no prior water assessment has been paid on the premises to be connected to the Danbury public water system pursuant to section 21-56 et seq. hereof, then no connection permit shall be issued and no actual connection made until a connection fee is paid to the city according to the following:

- (1) (i) EXCEPT AS OTHERWISE PROVIDED HEREIN, the connection fee for buildings devoted to residential uses shall be fifteen hundred dollars (\$1500.00) per dwelling unit; ~~and~~
(ii) THE CONNECTION FEE FOR BUILDINGS LOCATED WITHIN THE CCBZ ZONING DISTRICT AND DEVOTED TO RESIDENTIAL USES SHALL BE FIVE HUNDRED DOLLARS (\$500.00) PER DWELLING UNIT, BUT IN NO EVENT SHALL SAID CONNECTION FEE EXCEED TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) PER BUILDING; AND
- (2) (i) EXCEPT AS OTHERWISE PROVIDED HEREIN, the connection fee for buildings devoted to either nonresidential or mixed uses shall be as follows:

Building Size (Floor Area s.f.)	Connection Fee
up to 5,000 s.f.	\$ 2,500.00
from 5,001s.f. to 10,000 s.f.	\$ 10,000.00
from 10,001 s.f. to 25,000 s.f.	\$ 20,000.00
from 25,001 s.f. to 50,000 s.f.	\$ 30,000.00
over 50,000 s.f.	\$ 50,000 plus \$100 for each 1,000 s.f. or part thereof over 50,000 s.f..

(ii) THE CONNECTION FEE FOR BUILDINGS LOCATED WITHIN THE CCBZ ZONING DISTRICT AND DEVOTED TO EITHER NONRESIDENTIAL OR MIXED USES SHALL BE AS FOLLOWS:

BUILDING SIZE _____ CONNECTION FEE
(FLOOR AREA S.F.)

<u>UP TO 5,000 S.F.</u>	<u>\$ 2,500.00</u>
<u>FROM 5,001s.f. TO 10,000 S.F.</u>	<u>\$ 5,000.00</u>
<u>FROM 10,001 S.F. TO</u> <u>25,000 S.F.</u>	<u>\$ 10,000.00</u>
<u>FROM 25,001 S.F. TO</u> <u>75,000 S.F.</u>	<u>\$ 15,000.00</u>
<u>OVER 75,000 S.F.</u>	<u>\$ 20,000.00</u>

(3) With respect to all new water services requiring a meter exceeding one inch in size and with respect to all changes of property use by a customer that results in the need for a meter exceeding one inch in size, the cost of meter acquisition and installation shall be paid by the customer. Said costs shall be in addition to the connection fees described herein. For purposes of this section, meter acquisition and installation costs shall be set by the Superintendent of Public Utilities and shall be generally equivalent to the cost of equipment, materials and services paid by the city.

Whenever a change in use results in the addition of residential units or the expansion of the floor area of a nonresidential or mixed use, the connection fee associated with said change in use shall be calculated by subtracting the connection fee that would be due hereunder for the old use from the connection fee that would be due hereunder for the new use.

The provisions of this subsection shall be effective on ~~July 1, 2005~~ JANUARY 1, 2006.

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Deleted language is indicated by ~~strikeouts~~.



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

THAT Subsection 16-4(b) of the Code of Ordinances of Danbury, Connecticut is hereby amended to read as follows:

Sec. 16-4. Connection permits required; connection fee; refunds; penalty for violations.

(b) *Connection fee.* If no prior sewer assessment established in accordance with the provisions of section 16-50 of the Danbury Code of Ordinances has been paid on the premises to be connected to said sewer, or with respect to which the use is to be changed by adding residential units or expanding the floor area of nonresidential or mixed uses, then no permit shall be issued until a connection fee is paid to the City of Danbury according to the following:

- (1) (i) Except as otherwise provided herein, the connection fee for buildings devoted to residential uses shall be fifteen hundred dollars (\$1500.00) per dwelling unit.
- (ii) The connection fee for buildings located within the CCBD zoning district and devoted to residential uses shall be five hundred dollars (\$500.00) per dwelling unit, but in no event shall said connection fee exceed two thousand five hundred dollars (\$2,500.00) per building; and

- (2) (i) Except as otherwise provided herein, the connection fee for buildings devoted to either nonresidential or mixed uses shall be as follows:

Building Size (Floor Area s.f.)	Connection Fee
up to 5,000 s.f.	\$ 2,500.00
from 5,001 s.f. to 10,000 s.f.	\$ 10,000.00
from 10,001 s.f. to 25,000 s.f.	\$ 20,000.00
from 25,001 s.f. to 50,000 s.f.	\$ 30,000.00
over 50,000 s.f.	\$ 50,000 plus \$100 for each 1,000 s.f. or part thereof over 50,000 s.f..



ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

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(ii) The connection fee for buildings located within the CCBD zoning district and devoted to either nonresidential or mixed uses shall be as follows:

Building Size (Floor Area s.f.)	Connection Fee
up to 5,000 s.f.	\$ 2,500.00
from 5,001s.f. to 10,000 s.f.	\$ 5,000.00
from 10,001 s.f. to 25,000 s.f.	\$ 10,000.00
from 25,001 s.f. to 75,000 s.f.	\$ 15,000.00
over 75,000 s.f.	\$ 20,000.00

Whenever a change in use results in the addition of residential units or the expansion of the floor area of a nonresidential or mixed use, the connection fee associated with said change in use shall be calculated by subtracting the connection fee that would be due hereunder for the old use from the connection fee that would be due hereunder for the new use.

The provisions of this subsection shall be effective on January 1, 2006.

COPY SHOWING DELETIONS AND NEW LANGUAGE

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Sec. 16-4. Connection permits required; connection fee; refunds; penalty for violations.

(b) *Connection fee.* If no prior sewer assessment established in accordance with the provisions of section 16-50 of the Danbury Code of Ordinances has been paid on the premises to be connected to said sewer, or with respect to which the use is to be changed by adding residential units or expanding the floor area of nonresidential or mixed uses, then no permit shall be issued until a connection fee is paid to the City of Danbury according to the following:

- (1) (i) EXCEPT AS OTHERWISE PROVIDED HEREIN, the connection fee for buildings devoted to residential uses shall be fifteen hundred dollars (\$1500.00) per dwelling unit; ~~and~~.
(ii) THE CONNECTION FEE FOR BUILDINGS LOCATED WITHIN THE CCBZ ZONING DISTRICT AND DEVOTED TO RESIDENTIAL USES SHALL BE FIVE HUNDRED DOLLARS (\$500.00) PER DWELLING UNIT, BUT IN NO EVENT SHALL SAID CONNECTION FEE EXCEED TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) PER BUILDING; AND

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from 25,001 s.f. to 50,000 s.f.	\$ 30,000.00
over 50,000 s.f.	\$ 50,000 plus \$100 for each 1,000 s.f. or part thereof over 50,000 s.f..

(ii) THE CONNECTION FEE FOR BUILDINGS LOCATED WITHIN THE CCBZ ZONING DISTRICT AND DEVOTED TO EITHER NONRESIDENTIAL OR MIXED USES SHALL BE AS FOLLOWS:

<u>BUILDING SIZE (FLOOR AREA S.F.)</u>	<u>CONNECTION FEE</u>
<u>UP TO 5,000 S.F.</u>	<u>\$ 2,500.00</u>
<u>FROM 5,001s.f. TO 10,000 S.F.</u>	<u>\$ 5,000.00</u>

<u>FROM 10,001 S.F. TO</u>	
<u>25,000 S.F.</u>	<u>\$ 10,000.00</u>
<u>FROM 25,001 S.F. TO</u>	
<u>75,000 S.F.</u>	<u>\$ 15,000.00</u>
<u>OVER 75,000 S.F.</u>	<u>\$ 20,000.00</u>

Whenever a change in use results in the addition of residential units or the expansion of the floor area of a nonresidential or mixed use, the connection fee associated with said change in use shall be calculated by subtracting the connection fee that would be due hereunder for the old use from the connection fee that would be due hereunder for the new use.

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