

Title: Motion to Amend Article U of the 2018 Revenue Ordinance to Amend Section 5. Water and Sewer Additional Connection Fees.

Strategic Priority: Infrastructure

Description: Infrastructure improvements are necessary to provide sufficient water and sewer services to the area generally referred to as the Southwest Quadrant, which includes New Hampstead. The additional infrastructure will be phased in, but will be necessary to sustain buildout demands of the area in the future. A masterplan of the infrastructure required to support the projected growth has been generated along with the estimated capital costs for that infrastructure. Although, it is intended to be phased in as service demands grow, it is necessary to modify the Revenue Ordinance now to include recovery of the associated capital costs as development occurs. Beginning recovery of capital costs immediately will 1) assist in providing the needed capital funding for the necessary improvements and 2) equitably apply the cost of the capital improvements across all proposed development units throughout the Southwest Quadrant. It should be noted that these Capital Cost Recovery fees are paid only by new and expanded development as such development occurs and makes use of the infrastructure funded by the City.

Summary of Fee Modifications:

Existing fees for “New Hampstead/Grainger area”, “Southwest Quadrant – Outside City Limits”, and “Southwest Quadrant – Inside City Limits” were established and placed in the Revenue Ordinance for the purposes of recovering capital costs already expended by the City within a portion of the Southwest Quadrant. These existing individual fees are being eliminated and instead combined with proposed future expenditures for providing water and sewer service throughout the greater Southwest Quadrant area. This combination provides for two new fees designated as “Southwest Quadrant – Water & Sewer” and “Travis Field Treatment Plant”. All new development within the Southwest Quadrant will share in the cost of all base infrastructure installed to provide water and sewer service throughout the Southwest Quadrant area. The new fees are based on actual and proposed expenditures totaling \$139,000,000 and a total of 29,000 ERUs anticipated to be served.

**Section 5. WATER AND SEWER ADDITIONAL CONNECTION FEES**

**(A) Additional Connection Fees.** All new customers connecting to the City's water or sewer system within a service area for which an additional connection fee has been established shall pay such fee prior to connecting to the water or sewer system. The additional connection fee shall be based on a residential unit, or equivalent residential unit, or any fraction thereof. The amount of the fee shall be determined by the terms of the water and sewer agreement if the location to be served is covered by a current agreement. If the location is not covered by a current water and sewer agreement, the additional connection fee per residential unit, or equivalent residential unit shall be as follows:

SERVICE AREA	WATER	SEWER
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Islands		\$975.00
Chatham Parkway	\$350.00	\$750.00
Crossroads Business Center		\$375.00
Dutch Island	\$740.00	\$1,980.00
Georgetown		\$700.00
Savannah International Airport	\$365.00	\$2,300.00
Hoover Creek (Lift Station)		\$330.00
Hoover Creek (Gravity Sewers)		\$695.00
Lynes Parkway Industrial Center	\$110.00	\$80.00
Mistwood	\$100.00	\$125.00
Day's Inn (Airport)		\$110.00
Southbridge		\$375.00
Dean Forest Corridor		\$50.00
Gateway Sewerage Treatment System		\$570.00
Betz Creek Lift Station		\$500.00
Westgate Boulevard		\$2,200.00
Ross Road from Ogeechee to Lots 17/7		\$2,200.00
Savannah Industrial Park		\$2,165.00
President Street Plant		\$2,250.00
Whitemarsh Island	\$380.00	
Sasser Development on Johnny Mercer Blvd	\$380.00	\$230.00
Sasser Lift Station		\$375.00
Staley Avenue		\$1,500.00
East 60th Lane from Ceder east to Lots 5/8 Summerside		\$1,080.00
Homer Ave from Calhoun to dead end	\$1,080.00	
Calhoun Street from Homer to Stark	\$1,080.00	
Archer Street from Homer to unopened right-of-way	\$1,080.00	
Mohawk Street from Rio Road to Apache	\$1,080.00	\$1,080.00
Rio Road from Shawnee to Mohawk and from Abercorn south to end of street	\$1,080.00	\$1,080.00
Apache Road from midway between Shawnee and Mohawk to Dutchtown Road	\$1,080.00	
Dutchtown Road from Apache to 225 feet east of Apache	\$1,080.00	
Dutchtown Road from Quail Hollow Road to a point 225 feet east		\$1,080.00
White Bluff Avenue - Coffee Bluff to west end	\$1,080.00	\$1,080.00
Coffee Villa Road from Coffee Bluff to west end	\$1,080.00	\$1,080.00
Ben Kell Road from Coffee Bluff to dead end	\$1,080.00	\$1,080.00
Mitchell Street from Canal to ACL Blvd		\$1,080.00
Rose Dhu Avenue - Waubun to Rose Dhu Road	\$1,080.00	
Rose Dhu Rd from Rose Dhu Ave to Rose Dhu Island Rd	\$1,080.00	
Blossom/Elmdale Avenue	\$420.00	
Vernon Crossroads		\$1,625.00
Dovetail Lift Station (Pump Station 107)		\$300.00
<b>SERVICE AREA</b>	<b>WATER</b>	<b>SEWER</b>
Crossroads Sewage Plant		\$2,300.00
Godley West	\$70.00	\$345.00
Walton Street from Pendleton Street to Mitchell Street		\$1,080.00
Walton Street from Lloyd Street to Dead End		\$1,080.00
Hutchinson Island – County Fee	\$2,238.00	
Pooler	\$1,415.00	\$1,272.00
Georgetown/Gateway 12" Waterline Connector	\$600.00	
Sweetwater	\$400.00	\$290.00
Bradley Plantation	\$290.00	\$375.00
Bryan County	\$900.00	

Effingham County	\$900.00	
Port Wentworth	\$1,062.00	
Gateway Village, Canebrake, Redding	\$380.00	\$570.00
Vallambrosa	\$585.00	\$1,065.00
<del>New Hampstead/Grainger area</del>	<del>\$500.00</del>	<del>\$700.00</del>
Remington Park	\$700.00	\$1,300.00
Savannah River Landings		\$1,500.00
Hutchinson Island – City	\$1,000.00	\$1,600.00
<del>Southwest Quadrant—Outside City Limits</del>	<del>\$1,850.00</del>	<del>\$750.00</del>
<del>Southwest Quadrant—Inside City Limits</del>	<del>\$700.00</del>	<del>\$500.00</del>
Southwest Quadrant – Water and Sewer	\$1,300	\$900
Travis Field Treatment Plant		\$2600
Hutchinson Island – SEDA area	\$1,200.00	\$1,700.00
Godley West – Benton Boulevard	\$320.00	
Mega-Site/Dean Forest	\$480.00	

**(B) Determination of Equivalent Residential Units.** The determination of a structure's equivalent residential units shall be based on estimated water consumption or square footage. For the purposes herein, water consumption of 300 gallons per day or a floor space of 3,000 square feet shall be the equivalent of one residential unit. The method which results in the higher number of equivalent residential units shall be applied.

**(C) Determination of Water Consumption.** The determination of water consumption shall be based on the guidelines in Section 4 (E) (4) Water Use Standards, of this Article U. If guidelines are not provided for a particular application, the estimated water consumption shall be as calculated by the Water and Sewer Administrator.

**(D) Service Area Map.** A map shall be maintained by the Water and Sewer Bureau on which the service areas with additional connection fees are shown.

**(E) Exemption.** The water or sewer additional connection fee shall not be charged for a meter serving an owner occupied dwelling located inside the City which is served by existing water and sewer lines not requiring a line extension, and which is in an area not covered by an unexpired Water and Sewer Agreement.