

TO: MARK ACHEN, CITY MANAGER

FROM: LARRY CLEVER, COMPTROLLER *LC*

DATE: AUGUST 12, 1986

REFERENCE: SEWER TAP POLICY:

I HAVE DISCUSSED WITH HARLEY SEYBOLD THE QUESTIONS THAT CAME UP AT OUR SUNDSTRAND MEETING OF AUGUST 11, 1986. HE RELATED THE FOLLOWING PROCEDURE THAT OCCURS WHEN A SEWER TAP IS REQUESTED:

1. HARLEY DETERMINES IF THE PROPERTY FALLS WITHIN AN EXISTING PRIVATE SEWER DISTRICT. IF THEY FALL WITHIN ONE OF THESE DISTRICTS WE COLLECT ONLY THE PIF FEE. THE PRIVATE DISTRICTS INCLUDE CENTRAL GRAND VALLEY, FRUITVALE, ORCHARD MESA, GRAND JUCTION WEST AND VALLEY WEST.
2. IF THEY DO NOT FALL IN ONE OF THE PRIVATE DISTRICTS, ENGINEERING IS CONTACTED TO DETERMINE IF THE PROPERTY IN QUESTION HAS EVER BEEN ASSESSED.
3. IF THE PROPERTY HAS BE ASSESSED IN THE PAST, NO PIF IS CHARGED, AND NO TAP FEE IS CHARGED IF THE TAP HAS BEEN STUBBED TO THE PROPERTY LINE. IF THE LINE IS NOT STUBBED OUT, THE PROPERTY WILL BE CHARGED TIME AND MATERIALS FOR THE INSTALLATION OF THE TAP. IT IS POSSIBLE THAT AN ADDITIONAL PIF CHARGE COULD BE MADE DEPENDING UPON THE USE OF THE PROPERTY AND HOW IT WAS ORGINALLY ASSESSED. I.E. ASSESSED AS A SINGLE FAMILY AND THE FINAL USE THE PROPERTY WILL BE A RESTAURANT, THEN THE PIF FEE WOULD BE INCREASED.
4. IF THE PROPERTY IS NOT WITHIN A DISTRICT AND HAS NEVER BEEN ASSESSED AND A DEVELOPER DID NOT INSTALL THE SEWER LINES, THE CURRENT PIF AND TAP FEES MUST BE PAID REGARDLESS OF THE FACT THAT THE TAP HAS BEEN STUBBED TO THE PROPERTY LINE OR NOT. THE REASONING FOR THIS IS THAT THE COST OF STUBBING THE LINE TO THE PROPERTY LINE HAS NEVER BEEN RECOVERED.
5. IF A DEVELOPER OR CONTRACTOR HAS CONSTRUCTED THE SEWER LINES WITHIN A DEVELOPMENT THE INDIVIDUAL LOTS WILL ONLY BE CHARGED THE PIF FEE AND NOT A TAP FEE IF THE ORGINAL CONSTRUCTION WAS DONE WITH THE APPROVAL AND INSPECTION OF THE CITY ENGINEER. THE REASONING BEHIND THIS APPROACH IT THAT THE DEVELOPER WILL RECOVER HIS COSTS FOR CONSTRUCTION FROM THE OWNER OR BUYER OF THE LOTS.

CC. S. ANDERSON
D. NEWTON
K. METZNER
T. BROWN