

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 54-08

**AN ORDINANCE**

amending Chapter 22 of the City Code as it relates to private common collector sewers; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 22 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 22-253. Private common collector sewers.

(a) A private common collector sewer is a sewer line which is not owned and maintained by a public entity and which serves two (2) or more lots, tracts or parcels of land or two (2) or more structures under separate ownership.

...

(d) After acquiring a private common collector sewer, the city may repair or reconstruct the sewer line to bring the line into compliance with city sewer standards and specifications. ~~The cost of such repair and reconstruction and all costs of acquiring the private common collector sewer may be specially assessed against the lots, tracts or parcels of ground in the district in proportion to the area of the whole district exclusive of public highways. Surveying, engineering, design, construction inspection and contract administration costs shall not be specially assessed.~~

(e) ~~Property in the district which has been previously connected to the city's sewer system and for which sewer service charges have been assessed shall not be specially assessed for more than fifty (50) per cent of the repair, reconstruction and acquisition costs. Special assessments shall not be levied for sewer district projects that involve the elimination of private common collector sewers.~~

(f) ~~No property shall be specially assessed unless the city council first holds an advertised public hearing and determines that the property to be assessed has been specially benefitted in an amount at least equal to the amount of the special assessment.~~

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

Source  
Mary Ellen Lea

*Mary Ellen*

**TO:** CITY COUNCIL  
**FROM:** City Manager and Staff *City*  
**DATE:** February 27, 2008  
**SUBJECT:** Revision to Private Common Collector Sewer Tax Bill Ordinance

**Fiscal Impact**

- Yes
- No

**Other Info.**

**Executive Summary**

Staff has prepared for Council consideration an ordinance concerning the assessment of tax bills for Sewer District Projects that involve the elimination of private common collector (PCC) sewers.

**Discussion**

Under the current ordinance, the sewer utility pays 50% the project costs which include construction, easement acquisition and miscellaneous recording and advertising costs and the property owners pay the other 50%.

The replacement of PCCs in established neighborhoods can be quite difficult due to the normal excavation that is required for utility installation. In addition, sewer district projects tend to be even more difficult to complete because many property owners do not understand why they are required to pay for a portion of the PCC replacement. Many property owners state that their sewer bill is the same as individuals connected to public sewers and that they expect the same level of service as those connected to public sewers. Therefore, many property owners oppose these projects, making easement acquisition and project completion very difficult and expensive.

Staff is proposing that sewer utility fund 100% of the project costs for sewer district projects that involve the elimination of PCC (no tax bills) for the following reasons:

- To minimize the objections to these types of projects. Tax bills are the main objection that citizens have to these projects.
- Will enable City staff to be more efficient in eliminating PCCs.
- Will enable City staff to focus on eliminating sewer problems and addressing the needs of the property owners who want the PCCs eliminated.

- Will allow City staff to be proactive in eliminating PCCs instead of reactive which will better protect public health and the environment.
- Eliminating PCC will reduce inflow and infiltration into the City's collection system which will reduce treatments costs.

The funds for the Sewer Utility's share of previous PCC elimination projects have been provided through funds identified in past ballot issue projects and sewer revenue funds through the CIP budget process. Over the past eight (8) years there has been approximately \$363,000 spent on PCC projects and the sewer utility has collected \$157,000 in tax bills. Fully funding (no tax bills) PCC elimination projects over this time frame would have required approximately \$50,000 per year.

The six (6) PCC projects that are currently being developed are estimated to cost a total of approximately \$1,342,000. However, if the proposed ordinance is adopted, it is anticipated that the bigger projects already identified could be broken up into smaller projects that could be done in phases to better match funding availability.

Staff anticipates that the funding could continue in the same manner in future years. The current CIP budget identifies \$1,950,000 in needs over the next five to seven years. Staff believes that this amount could still fully fund the PCC elimination program as described above for the next five years.

### **SUGGESTED COUNCIL ACTION**

Approval of the proposed ordinance.