

**TOWN OF GRANBY**

**Board of Trustees**

**MEETING DATE: May 12, 2020**

- Consent Agenda**
- Resolution or Ordinance**
- Citizen Requests**
- Public Hearing**
- Committee/Staff Reports:**
- TOWN CLERK**
- FINANCE DIRECTOR**
- BUILDINGS AND STREETS**
- ECONOMIC DEVELOPMENT**
- PUBLIC SAFETY**
- RECREATION**
- WATER DEPARTMENTS**
- MAYOR**
- TOWN MANAGER**
- TOWN ATTORNEY**
- Other**
- Executive Session**
- Workshop**

**TIME OF AGENDA ITEM: 7:45 PM**

**Agenda Request No. 8**

**MEETING TO BE HELD AT:  
Town Hall, Zero Jasper Avenue  
Granby, CO 80446**

**(8) SFE SCHEDULE DISCUSSION / TOWN MANAGER  
7:45 PM**

# MEMO



To: Mayor and Board of Trustees  
From: Ted Cherry, Town Manager  
Cc: Deb Hess, Town Clerk  
Date: 5.12.2020  
Re: SFE Schedule Discussion

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**Background:** During the previous Board meeting the Board asked for more information regarding the SFE schedule which determines costs associated with water taps in the SSA. That information was provided to you all, and is attached here.

SGM was contacted and the estimated costs to study the SFE schedule would be, Staff should have this information to provide to the Board at the meeting. If the board would like to move forward with this it would be as an unbudgeted expense that would be charged to the SSA. If the Board would want to move forward with a study of this information a formalized document would be requested from SGM.

**Financial Impact:** None at this time

**Recommendation:** Discussion topic only at this time.

**TOWN OF GRANBY  
BOARD OF TRUSTEES  
ORDINANCE NO. 848**

**AN ORDINANCE ACCEPTING AND ENACTING THE PLANT INVESTMENT FEES AND RELATED SCHEDULE OF SINGLE FAMILY EQUIVALENTS PREVIOUSLY ADOPTED BY THE GRANBY/SIVERCREEK WATER AND WASTEWATER AUTHORITY AS THE PLANT INVESTMENT FEES AND RELATED SCHEDULE OF SINGLE FAMILY EQUIVALENTS IMPOSED BY THE TOWN FOR PROVIDING THE SAME SERVICES THROUGH THE SAME FACILITIES**

WHEREAS, the Town of Granby (“the Town”) operates, among other systems, a municipal water enterprise, referred to generally as the South Service Area Water Enterprise, and also operates a municipal sewer enterprise referred to generally as the South Service Area Sewer Enterprise; and

WHEREAS, a portion of the water and sewer services in the South Service Area, known generally as “the Backbone Services” has been and will continue to be provided through the Granby/Silvercreek Water and Wastewater Authority (“the Authority”), through December 31, 2015 using facilities generally owned by the Authority and referred to as “Backbone Facilities” and,

WHEREAS, the Backbone Facilities and Backbone Services also provide water and sewer service to the SilverCreek Water and Sanitation District “the District”); and

WHEREAS, the initial Plant Investment Fees (“PIFs”) to be charged by the Authority in connection with Backbone Services and Backbone Facilities were set forth in Exhibit 6 of the Establishing Contract between the Town and the District that created the Authority; and

WHEREAS, throughout its operation of the Backbone Facilities to provide the Backbone Services, the Authority has from time to time adjusted the PIFs associated with the Backbone Services and Backbone Facilities; and

WHEREAS, beginning in 2005, with the adoption of Resolution No. 10-21, Series of 2005, the Authority imposed its PIFs based on a Single Family Equivalents (“SFEs”) Schedule that was intended to mirror the SFE Schedule utilized by Granby Sanitation District, which provides sewage treatment services throughout the South Service Area and the District;

WHEREAS, throughout its existence the Authority has periodically amended its SFE Schedule to reflect changes made by the Granby Sanitation District’s SFE Schedule.

WHEREAS, as of January 1, 2016, the Backbone Services previously provided by the Authority will be provided by the Town and the Backbone Facilities previously owned and operated by the Authority will be owned and operated by the Town, and will provide water and sewer service to the South Service Area and the District; and

WHEREAS, as the owner and operator of the Backbone Facilities and the provider of the Backbone Services, it is necessary for the Town to adopt appropriate PIFs to reflect the costs associated with providing the Backbone Services and owning and operating the Backbone Infrastructure; and

WHEREAS, the Board of Trustees finds that the PIFs and SFE Schedules previously adopted and used by the Authority had a rational basis at the time of their inception and that rational basis has continued throughout the series of amendments and revisions that have occurred since their inception, and that such Plant Investment Fees are appropriate for the Town to use and adopt in owning and operating the same facilities and providing the same services.

**NOW THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF GRANBY, COLORADO HEREBY ORDAINS AS FOLLOWS:**

1. The Plant Investment Fees and the related Single Family Equivalents schedule previously adopted and used by the Authority is hereby enacted, adopted and approved by the Town, to apply to all property within the South Service Area of the Town and within the District.

2. Based on the annual increases provided for under the Authority's governing documents and historic practice, the Backbone Plant Investment Fees are set in the following initial amounts, effective January 1, 2016:

3. Plant Investment Fees (PIFs)

Plant Investment Fees for Backbone Services and Backbone Facilities are assessed on a per SFE bases. The SFE schedule is intended to reflect the SFE Schedule used by the Granby Sanitation District, and is attached hereto. The Per SFE Plant Investment Fees for 2016 are as follows:

Water service:	\$3,107.07
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Sewer service:	\$1,551.22
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4. Such Plant Investment Fees shall be assessed using the Single-Family Equivalent (SFE) Schedule – Water and Sewer Utilities, as previously adopted by the Authority, based on the Schedule provided by Granby Sanitation District, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference. This schedule may be amended by the Town by resolution from time to time.

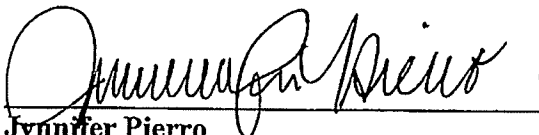
4. Repeal. Existing ordinances or parts of ordinances covering the same matters as embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances

inconsistent with the provisions of this ordinance are hereby repealed.

5. Validity. If any section, subsection, sentence clause or phrase of this ordinance is for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town of Granby hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

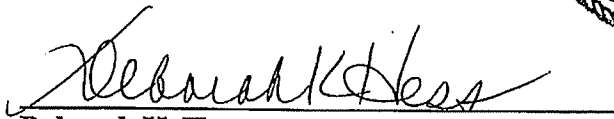
**MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRANBY, COLORADO THIS 8<sup>th</sup> DAY OF DECEMBER 2015.**

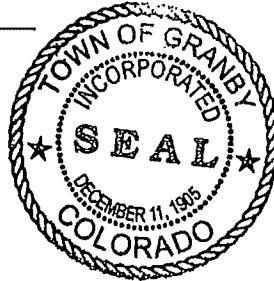
Votes approving:	<u>6</u>
Votes opposed:	<u>0</u>
Absent:	<u>1</u>
Abstained:	<u>0</u>

  
Jennifer Pierro  
Mayor

(SEAL)

Attest:

  
Deborah K. Hess  
Town Clerk/Planning Coordinator



**TOWN OF GRANBY  
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ORDINANCE NO. 848**

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Votes opposed:	<u>0</u>
Absent:	<u>1</u>
Abstained:	<u>0</u>

**Attest:**

\_\_\_\_\_/s/\_\_\_\_\_  
**Deborah K. Hess, CMC**  
**Town Clerk / Planning Coordinator**

\_\_\_\_\_/s/\_\_\_\_\_  
**Jynnifer Pierro**  
**Mayor**

Exhibit A

Single-Family Equivalent (SFE) Schedule  
Water and Sewer Utilities

	SFE
Single Family home, townhome, condo, apt, duplex	1.00
Mobile Home	1.00
Boarding house, dormitory-style quarters	.25/bed
Lodges, hotels, motels, b&b and other overnight rentals	.50/room
w/ kitchenette	.75/room
Cafes, restaurants, lounges	
<1200 sq ft of customer service area	2.00
>1200 sq ft, add per additional 600 sq ft	1.00
Snackbar, delicatessen (disposable plates/glass/utensils)	1.00
Automobile Service Station	
Each dispenser island w/retail	1.50
Each dispenser island w/o retail	.50
Each service bay	.1
Car wash	2.0/stall
Laundromat, self-service	.25/washer
Cleaners, per 1,000 sq ft	1.00
Beauty salon	.40/chair
Barber shop	.25/chair
Churches, Conference/Meeting/Banquet Rooms and Similar Facilities w/o in-house food serving capabilities, per 1,000 sq ft	.30
w/ in-house food serving capabilities, per 1,000 sq ft	.40
Day Care	1.00
Offices, per 1,000 sq ft	.75
Medical/Dental Clinic, per 1,000 sq ft	2.00

Retail Store, per 1,000 sq ft	.5
Grocery Store, per 1,000 sq ft	.80
Maintenance buildings/warehouses, fire stations, public libraries, per 1,000 sq ft	.15
Factories/manufacturing, per 1,000 sq ft; excluding process water and industrial wastes, which shall be assigned at a rate appropriate to each case	.75
Health spas/fitness centers/athletic clubs/pools, per 1,000 sq ft	1.50
Bowling area, per lane	.75
Theater, per seat	.02
Dry camp sites w/ central flush toilet	
Per flush stool	.50
Per flush urinal	.33
Each public shower fixture	.75
Each washing machine	.25
Camper dump station	5.00
Travel trailer camper (8'x35' or less) w/ individual water & sewage	
W/ individual water/sewer hookups	.25
Per flush stool	.50
Trailer dump station	5.00
Hospitals	1.00/bed
Auto dealer (use retail store)	
Boarding school	.25/bed
Convalescent homes	.25/bed
Convents and monasteries	.25/bed



Notes:

1. Notwithstanding the SFE values contained herein, the Town has the discretion to establish the number of SFEs applicable to any premises or use not identified herein or whose characteristics are inconsistent or incompatible with the assumptions on which the SFE values are based.
2. If more than one use category is applicable to a particular building, the building will be divided into areas of similar use categories and the SFE units for the building will be computed by adding the SFE unit determinations for each use category area.
3. No less than 1.0 SFE unit will be assigned to any building or portion thereof that has a separate service line and/or that is to be billed individually for sewer service.
4. Lock-off units on condo-hotels will be assessed as a separate unit on a room basis.
5. Any residential building or unit which purports to be a single-family residential unit will be considered a multiplex if it has more than one kitchen area, and any portion of said residential building or unit that can be used independently of the remainder of the residential building or unit (i.e. lock-off unit) shall be considered a separate residential unit for SFE unit conversion purposes.
6. In computing area, the total usable area shall be used. Total useable area includes but is not limited to: kitchen areas, serving areas, washing areas, occupant areas, waiting rooms, restrooms, lunch rooms, halls, entryways, storage, show rooms, and retail areas.