

**RICHMOND UTILITIES DISTRICT
SEWER SYSTEM DEVELOPMENT CHARGE**

(S.S.D.C.)

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Board of Trustees: _____ **Nate Bodge, Chairman**

_____ **Dana Tuttle, Treasurer**

_____ **Jeremy Bechard, Clerk**

RICHMOND UTILITIES DISTRICT

SEWER SYSTEM DEVELOPMENT CHARGE (S.S.D.C.)

Section 1. AUTHORITY

The following charges are established as provided by the Sewer Use Rules and Regulations of the Richmond Utilities District, Article X, Section 5.

Section 2. INTRODUCTION

Increased residential, commercial and industrial development within the Town of Richmond has created a need to undertake capital improvements to the existing wastewater facilities to accommodate and treat the increased wastewater flow directly produced and generated by this increased development. These capital improvements have created a cost which is separate and distinct from the normal maintenance and upgrading repairs which benefits existing users.

In order to assess these capital improvement costs for increasing capacity fairly and equitably among those creating this demand, the District hereby establishes a Sewer System Development Charge (S.S.D.C.). The proceeds from this charge are to be applied solely towards the overall capital costs of financing the necessary capital improvements and capital equipment purchases to increase the capacity of the wastewater facilities.

An S.S.D.C. is the new or expanded municipal sewer users proportional cost of increasing the capacity of the wastewater collection, pumping and treatment System which benefits the new or expanded user. This charge is separate and distinct from the physical extension costs. The S.S.D.C. is the fee for a sewer use permit and is a one-time charge.

Section 3. CHARGE CALCULATIONS

The S.S.D.C., which is the sewer use permit fee, shall be due and payable by the property owner prior to the issuance of a sewer connection permit for any new or additional expanded construction, renovation or change in use that will be connected to an existing or proposed municipal sanitary sewer. If a lot has an existing sewer service and no sewer service charges have been paid on it for a period of 10 years or more, an S.S.D.C. is required. The S.S.D.C. shall also be charged when there is an additional wastewater flow to the collection and treatment facilities resulting from new or expanded construction, renovation or change in use and no new physical sewer connection is involved and there is already an existing sewer connection. The S.S.D.C. in this case shall be based on the difference between the existing calculated flows and the proposed calculated flows. No S.S.D.C. shall be charged for an increase in flow from a single family home provided it remains a single family home.

The S.S.D.C. charge shall be established by the District and shall be based upon the gallons of daily flow of wastewaters projected to be generated by each use as established in the design criteria of the Maine Department of Human Service, State Plumbing Code, Subsurface Wastewater Disposal Rules. Residential rates shall be determined by using the minimum flow calculations in the code except as allowed in the next paragraph. The S.S.D.C. shall be calculated and determined by the District. The wastewater flow of any use not included in this Code shall be determined by the District.

The S.S.D.C. may not be the only cost the property owner will pay for a connection to the public sewer or for adding additional sewage flow to the sewer system. The District under the Sewer use Rules and Regulations may assess fees for inspection, connection, sewer extension and others.

Section 4. PERMIT

Upon approval, the Board of Trustees shall give the applicant a written permit to enter and connect with the public sewer. This permit is available to the owner of the land described in the application, the owner's heirs and assigns, and shall run with the land. Failure to enter and connect into the public sewer within one year from the date of the granting of the permit shall result in the expiration of the permit and forfeiture of the permit fee or the S.S.D.C. Renewal of a permit shall be treated as a new application and shall be subject to all the provisions of this ordinance including the appropriate fees and charges.

The S.S.D.C. may be refunded, upon request of the owner, under the following conditions:

- 1) No portion of the permit has been used;
- 2) The permit is still valid as of the date a written request for refund is received;
- 3) A 20% administrative charge is deducted from any refund.

Section 5. DISTRICT & MUNICIPAL PROPERTY EXEMPT

The S.S.D.C. shall not apply to the treatment of any wastewater flow from property owned by the Richmond Utilities District or the Town of Richmond, limited to the Public Works Garage, Town Office, Police Station or Fire Department. Any other tax exempt properties, such as lien or tax-acquired properties, plus public or private schools or institutions shall be charged an S.S.D.C.

Section 6. S.S.D.C. FUND

All S.S.D.C. fees collected shall be paid into a special interest bearing Capital Dedicated Reserve Account of the District or into a special sinking fund account for debt service payments as determined by the Board. Accounting practices shall identify the amounts paid in by each person or firm and the amounts expended for system development. Expenditures shall be tracked on a first-paid, first-spent basis. The use of the special Capital Dedicated Reserve Account or sinking fund account shall be clearly shown in the District's annual audit.

Monies collected from the S.S.D.C. shall be used solely to finance increases in the wastewater facilities capacity including but not limited to the following:

- a) Enlargement, upgrading and rehabilitation of the wastewater treatment plant or equipment or elements thereof;
- b) Construction or upgrading of pumping stations to increase wastewater system capacity;
- c) Reconstruction or enlargement of existing sewer lines or storm drains which removes unpolluted water from the sanitary sewer;
- d) Construction of new sanitary sewer to replace existing sewer lines when unpolluted water is removed in the project;
- e) Debt service payments for any loans, bonds, notes or other evidence of indebtedness legally incurred by the District for the purpose of increasing the capacity of the District wastewater facilities.

The funds may not be used to finance routine maintenance and repair activities or other expenses solely related to operation of the wastewater system.

Any S.S.D.C., or portion thereof, paid into the fund, if not expended within ten (10) years of payment shall be refunded with interest to the person or firm who paid the fee or his successor in interest.

Section 7. SCHEDULE OF CHARGES

The S.S.D.C. shall be based on the Richmond Utilities District's "Program for Eliminating Combined Stormwater Overflows and Increasing Treatment Plant Capacity" dated July, 1989, prepared by John Fancy, Inc. and based on the Facilities Plan, the Planning Update and the Sewer System Evaluation Survey all prepared by Wright-Pierce. The costs are actual costs from the construction. The following table shows actual cost of removing excess water.

PROJECT	PROJECT COST	EXCESS WATER REMOVED	COST PER GALLON REMOVED
Main Street	\$ 66,499	75,000 gallons	\$0.89
Gardiner Street	\$146,079	200,000 gallons	\$0.73

Based on this, the average cost per gallon of excess water removed has been \$0.81. If future costs increase at the same rate, the next project will cost \$1.05 per gallon. Adding 5% to this makes the cost \$1.10 in 1991 dollars. The D.E.P. normally requires the removal of five gallons of clean, or excess, water for each gallon of wastewater added to the system. This would make the cost to each gallon of wastewater \$5.50 in 1991 dollars. An increase of 3% per

year has been allowed to cover normal construction cost increases in future years. **This protocol will remain in force until such time as the District determines that a different, updated format is appropriate.**

The S.S.D.C. are shown in the table below:

<u>YEAR</u>	<u>S.S.D.C. fper gallon)</u>	<u>TOTAL S.S.D.C.</u>
1991	5.50	\$1,000.00
1992	5.65	\$1,017.00
1993	5.85	\$1,053.00
1994	6.00	\$1,080.00
1995	6.20	\$1,116.00

December 13, 1995

Costs have remained low in recent years and no major increase in projected. Based on this, a 3% per year increase has been allowed for the next five years.

<u>YEAR</u>	<u>S.S.D.C. (per gallon)</u>	<u>TOTAL S.S.D.C.</u>
1996	6.38	\$1,148.00
1997	6.58	\$1,184.00
1998	6.77	\$1,219.00
1999	6.98	\$1,256.00
2000	7.19	\$1,294.00
2001	7.19	\$1,294.00

December 19, 2001

Costs have remained low in recent years and no major increase is projected. Based on this, a 3% per year increase has been allowed for the next five years. No changes were made for the year 2001, so fees for that year remained the same as for the year 2000. The S.S.D.C. are shown in the table below:

<u>YEAR</u>	<u>S.S.D.C. (per gallon)</u>	<u>TOTAL S.S.D.C.</u>
2002	7.41	\$1,334.00
2003	7.63	\$1,373.00
2004	7.86	\$1,415.00
2005	8.10	\$1,458.00
2006	8.34	\$1,501.00

September 21, 2005

Costs have remained low in recent years and no major increase is projected. Based on this, a 3% per year increase has been allowed for the five year period from 2007 to 2011. The figures listed below are the base rate to be charged for a 2 bedroom (or less) home and are based on Table 901.1 Design Flows for Dwellings from the State Plumbing Code, which calculates a 2 bedroom home uses 180 gallons per day. The fees will increase by 90 gallons per day at the per gallon charge for every bedroom after two. The Superintendent will refer to the State Plumbing Code to find the charges for any non-residential structures that enter the system.

<u>YEAR</u>	<u>S.S.D.C. (per gallon)</u>	<u>TOTAL S.S.D.C.</u>
2007	8.59	\$1,546.20
2008	8.85	\$1,593.00
2009	9.12	\$1,641.60
2010	9.39	\$1,690.20
2011	9.67	\$1,740.60

Assuming an on-going increase of 3% per year:

2012	9.96	\$1,792.81
2013	10.26	\$1,846.59
2014	10.57	\$1,901.99
2015	10.88	\$1,959.05
2016	11.21	\$2,017.82
2017	11.55	\$2,078.36
2018	11.89	\$2,140.71
2019	12.25	\$2,204.93
2020	12.62	\$2,271.08
2021	13.00	\$2,339.21
2022	13.39	\$2,409.39
2023	13.79	\$2,481.67
2024	14.20	\$2,556.12
2025	14.63	\$2,632.80