RESOLUTION NO. 1525-10-15

WHEREAS, consistent requirements and guidance provided by a lift station policy will assist Developers proposing lift stations in developing areas, and

WHEREAS, consistent requirements and guidance for proposed lift stations will improve the City’s ability to manage growth in developing areas, and

WHEREAS, a lift station policy will define the guidelines for the City to acquire ownership of existing lift stations within the City, and

WHEREAS, properly designed, operated, and maintained lift stations will minimize the risk of sanitary sewer overflows, basement backups, and related health and water quality issues,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, the Policy Regarding Public Ownership of Lift Stations, dated October 2015, is hereby adopted.

Passed this 20th day of October, 2015.

Voting: Council member Gulick moved the adoption of the resolution; seconded by Council member Poe. Adopted, Ayes, Council members Gulick, Olson, Poe, Shey, Vornon, Weinacht and Mayor Corbett.

Ron J. Corbett, Mayor

Attest:

Amy Stevenson, City Clerk
City of Cedar Rapids, Iowa  
Policy Regarding Public Ownership of Sanitary Sewer Lift Stations  
October, 2015

I. Policy Goal  
This policy is to establish criteria and conditions for City of Cedar Rapids (City) ownership of sanitary sewer pumping stations (lift stations) and associated discharge pressure pipes (force mains).

II. Policy Statement  
Lift stations and force mains that are properly designed, maintained and operated minimize the risk of sanitary sewer overflows, sanitary sewer backups and related health and water quality hazards. At a minimum, all lift stations within the City shall be designed in accordance with the Iowa Wastewater Facilities Design Standards. Lift stations and force mains owned by the City shall also meet the City's Lift Station Design Guidelines.

III. Definitions  
A. Capital Improvement Program (CIP): The City's program to construct new City infrastructure and to repair, reconstruct or replace the City's infrastructure utilizing City funds.

B. Force Main: A pipe that carries wastewater under pressure from the discharge side of a pump to a point of gravity flow.

C. Lift Station: A wastewater pumping station that lifts the wastewater to a higher elevation. A lift station is typically required either when 1) continuing the sewer at reasonable slopes would involve excessive depths of trench, or 2) the lift station serves areas too low to drain into available sewers; sometimes called a "pump station".

D. Public Sewer: A sewer owned by and subject to the jurisdiction of the City.

E. Residential equivalent properties: A unit of measurement used to denote the typical commodity consumption by a single-family residential customer.

F. Sanitary Sewer: A public sewer that conveys wastewater, and into which storm, surface, ground, and unpolluted waters are not intentionally admitted.
G. Sewer: A pipe or conduit for conveying wastewater or any other waste liquids, including storm, surface and groundwater drainage.

H. Wastewater: The spent water of a community. It may be liquid or a combination of liquid and water-carried wastes from residences, commercial buildings, industrial plants, and institutions. This includes groundwater or surface water that mixes with spent water of a community.

IV. Applicability

A. All sanitary sewer lift stations within the City of Cedar Rapids corporate limits.

B. Sanitary sewer lift stations located in areas surrounding the City of Cedar Rapids for which the property owner has signed a voluntary annexation agreement with the City.

V. Implementation

A. Existing privately owned lift stations:

1. Owners of existing lift stations shall submit a request for public ownership if they would like the lift station to be publicly owned. The request shall detail the current ownership structure, reasons for the request and maintenance history of the existing lift station.

2. The City will conduct an evaluation of the lift station and force main to evaluate the feasibility of installing a gravity sewer to service the area and to determine improvements necessary to meet current Iowa Department of Natural Resources (IDNR) standards and City design guidelines.

3. The City shall take ownership of the lift station once the improvements recommended in the evaluation are completed.

4. Owners will have the following options for completing improvements:

   a. Owners may complete required improvements independently or pay the full cost of a City CIP to complete improvements. Under this option, the Owner may dictate the schedule for City ownership and be exempt from a supplemental rate structure.
b. Owners may submit a request to have the City fund and complete improvements. Under this option, the City will dictate the schedule for improvements as well as the subsequent transition in ownership. After the improvements are complete, a supplemental rate structure will be established for a period of ten years for all property owners served by the lift station. The supplemental rate structure shall not exceed a forty percent (40%) increase in a rate payer’s sewer utility bill.

B. Proposed lift stations to serve developing areas:

1. Proposed private lift stations shall not be allowed unless approved by the City. Existing private lift stations may maintain private ownership.

2. The City reserves the right to not allow a proposed public lift station if the City determines that the proposed public lift station is not in the City’s best interest.

3. Developers shall demonstrate that construction of a lift station and force main is the lowest cost option over the expected lifecycle when compared to construction of a gravity sanitary sewer extension.

4. City Staff will review the location of the proposed lift station to determine if adjacent areas are in need of sanitary sewer service.

5. If no additional areas are to be served beyond the current development area, the proposed lift station shall be designed in accordance with the City’s Lift Station Design Guidelines and constructed by the Developer. Developer will be responsible for the costs of the lift station and force main required to serve the development property.

6. Should adjacent areas need service, the proposed lift station shall be sized to accommodate these areas and be designed in accordance with the City’s Lift Station Design Guidelines and constructed by the Developer.

7. The Developer shall submit an evaluation showing the total cost of a lift station designed to serve the development area and the total cost of a lift station designed to serve the expanded area.

8. The City may participate, through the City’s capital improvement program, in the cost of the oversized lift station in an amount not to exceed the incremental
increase between what is required to serve the current development area and the expanded area.

9. A Sewer Extension Area will be established for areas outside of the proposed development area. An area-based fee will be set based on the total cost of the City’s participation divided by the total expanded area served.

VI. Financial Plan

A. Existing privately owned lift stations:

1. Improvements made by the City shall be funded through the City’s sanitary sewer CIP fund. The schedule for improvements will be dictated by the amount of funding made available by the City and the prioritization of submitted requests as determined by the City.

2. Operation and maintenance of a lift station will be funded through the City’s wastewater treatment operations fund after the City assumes ownership.

3. Revenues from supplemental rates shall be split, 50% - 50%, between the City’s sanitary sewer CIP fund and the City’s wastewater treatment plant operations fund. The City’s sanitary sewer CIP fund shall use the additional revenue towards improvements for existing privately owned lift stations. The City’s wastewater treatment plant operations fund shall use this revenue towards operating and maintaining the City’s public lift stations.

4. Where gravity sewer improvements are completed, the supplemental rates shall go to the City’s sanitary sewer CIP fund. This revenue shall be used towards improvements for existing privately owned lift stations.

B. Proposed lift stations to serve developing areas:

1. The City’s reimbursement will be funded through the City’s sanitary sewer CIP fund.

2. Reimbursement may be included as a funding request in the next available annual budget cycle.

3. Reimbursement payments may be made at the beginning of the fiscal year as approved.
4. Revenue from area-based fees shall go to the City’s sanitary sewer CIP fund to recoup reimbursement payments.

VII. Exceptions

A. Lift stations serving seven or fewer residential equivalent properties.