

ORDINANCE NO. 1941

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING SECTIONS 83400-83401 AND 83403-83405, ADDING SECTIONS 83407-83408, AND DELETING ARTICLE 835 OF THE REDLANDS ORDINANCE CODE WHICH SETS PROCEDURES FOR CALCULATION AND PAYMENT OF FRONTAGE CHARGES FOR SEWER MAINS

THE CITY COUNCIL OF THE CITY OF REDLANDS does hereby ordain as follows:

SECTION ONE:

Section 83400, paragraph 3 of Redlands Ordinance Code, which begins "When a subdivider" is amended to read as follows:

When a subdivider is not required to extend the sewer in accordance with the paragraph above, he shall provide plans for connecting the tract to the nearest public sewer and construct dry sewers in the subdivision to provide for future service to every parcel, including the construction of sewer laterals from the sewer main to the property line. The developer's engineer shall provide the City with an as-built plan showing the location and depth of each lateral. The septic tank and cesspool shall be constructed in a location and manner as specified by the Director of Building and Safety to minimize the expense of a future connection to the public sewer.

SECTION TWO:

Section 83401 of the Redlands Ordinance Code is amended to read as follows:

Sec. 83401. OVERSIZING SEWER LINES

The subdivider or lot owner shall pay the full cost of the mains installed not to exceed eight inches (8") nominal diameter, unless the size of the subdivision or other requirements of the development requires a larger main. In such case, the owner or subdivider will pay the total cost, regardless of size. Except as provided above, if the City requires a line larger than eight inches (8") to be used as a trunk line, such trunk line shall be paid for by the owner or subdivider with an allowance made by the City to cover the difference in cost of the materials used between eight inches (8") and the size additional cost due to labor and other reasons as a result of installing lines greater than 8" in size, the allowance for the difference in material cost will be increased by thirty percent (30%). The owner or subdivider shall have a properly qualified licensed contractor make the installation. The City shall determine the amount of allowance for lines over 8" in size according to the material costs available to the City.

SECTION THREE:

Sections 83403-83405 of the Redlands Ordinance Code are hereby amended to read as follows:

Sec. 83403 CONNECTION REQUIREMENTS

In no event shall any owner of property benefited by said sewer be permitted to connect thereto without first paying the frontage charge or other prorated charge placed against said property by

the City Engineer. No person, firm or corporation shall connect any property with the City sewer without first obtaining a permit and paying the frontage charge or other prorated charge.

Sec. 83404 FRONTAGE CHARGE

1. Prior to final approval of a subdivision map or other development permit and before a sewer service connection shall be approved for any property which is contiguous to a sewer main and constructed at the expense of others (including the City), the owner or developer of the property shall first pay a frontage charge for the existing sewer main, except as provided in Section 83406.

The frontage charge shall be equal to the frontage charge per foot, as specified by City Council resolution, multiplied by the total length of all property lines contiguous to street right of way or easements wherein there are sewer mains accessible to the property.

In the event the main will serve one side of a street only, the charge shall be twice the frontage charge.

In the event any property for a single family dwelling that has more than one frontage side the frontage charge shall be one half of the frontage charge for each frontage side except in the case where the property can be further subdivided. In this case, the frontage charge shall apply to all frontage sides.

2. A percentage of the frontage charge collected, set by Section 83405, shall be refunded to the owner or developer originally paying for said sewer main, to which the connection has been made. See Section 83405 for rules governing application for refunds.
3. Twenty-five percent (25%) of the sum collected as frontage charges shall be credited to the Sewer Service Fund balance. Seventy-five percent (75%) of the sum collected in Frontage charges in accordance with Section 83403-83405 shall be credited to the Reserve for Frontage Charge Reimbursement which shall be established in the Sewer Service Fund. Reimbursements shall be paid out of this reserve. Any accumulation of funds beyond the amount necessary to meet refund obligations shall be credited from time to time, to the Reserve for Capital in the Sewer Service Fund.

Sec. 83405 REFUNDING OF COSTS

1. There shall be no refunding of costs for the installation of any sewer mains within any development or for sewer connections to lots within any development or for connections to any lot contiguous to the mains that had a sewer connection prior to the installation of the new main. For all new sewer connections to lots contiguous to all such mains installed by the owner or developer and not within the development, tract, or subdivision the City of Redlands shall refund to the original owner or developer that installed the sewer main seventy-five percent (75%) of the sum collected as frontage charges in accordance with Section 83404 of the Redlands Ordinance Code, which refund shall not be transferable except to legal heirs and assigns. No refunds shall be made after ten (10) years from completion of such new sewer main.
2. Any person or persons entitled to any refund under the provision of Chapter 83 of the Redlands Ordinance Code shall make application for refund to the Public Works Director. All applications shall be in writing and shall be made annually within the calendar year for which the refund is requested.

SECTION FOUR:

Section 83407 is hereby added to the Redlands Ordinance Code as follows:

Sec. 83407 DEDICATIONS

All sewers constructed under the provisions of this or any other ordinance and located in a right-of-way or easement owned by or dedicated to the City of Redlands shall become the property of the City of Redlands.

SECTION FIVE:

Article 835 of the Redlands Ordinance Code is hereby repealed.

SECTION SIX:

EFFECTIVE DATE

This Ordinance shall be in force and take effect as provided by law.

SECTION SEVEN: CERTIFICATION

The City Clerk shall certify to the adoption of this Ordinance and cause it to be published once in the Redlands Daily Facts, a newspaper of general circulation and published in this City.

Carol Beswick
Mayor of the City of Redlands

ATTEST:

Lorrie Poyzer
City Clerk

I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof held on the 6th day of May, 1986, by the following vote:

Ayes: YES: Councilmembers Larsen, DeMirjyn, Wormser;
Mayor Beswick

NOES: None

ABSENT: Councilmember Johnson

Lorrie Poyzer
City Clerk