



## CITY OF ATASCADERO CITY COUNCIL AGENDA

### **\* COVID-19 NOTICE \***

**Consistent with the SLO County Region 1 – Southern California Regional Stay at Home Order, the City Council Meeting will not be physically open to the public and City Council Members will be teleconferencing into the meeting.**

#### **HOW TO OBSERVE THE MEETING:**

To maximize public safety while still maintaining transparency and public access, the meeting will be live-streamed on SLO-SPAN.org, on Spectrum cable Channel 20 in Atascadero, and on KPRL Radio 1230AM and 99.3FM. The video recording of the meeting will repeat daily on Channel 20 at 1:00 am, 9:00 am, and 6:00 pm and will be available through the City's website or by visiting [https://us02web.zoom.us/webinar/register/WN\\_ZwJ7a031S3KXauEym9ehaA](https://us02web.zoom.us/webinar/register/WN_ZwJ7a031S3KXauEym9ehaA).

#### **HOW TO SUBMIT PUBLIC COMMENT:**

Members of the public are highly encouraged to call **805-538-2888** to listen and provide public comment via phone, or submit written public comments to [cityclerk@atascadero.org](mailto:cityclerk@atascadero.org) by 5:00 pm on the day of the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Mayor's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

#### **AMERICAN DISABILITY ACT ACCOMMODATIONS:**

Any member of the public who needs accommodations should contact the City Clerk's Office at [cityclerk@atascadero.org](mailto:cityclerk@atascadero.org) or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

City Council agendas and minutes may be viewed on the City's website: [www.atascadero.org](http://www.atascadero.org).

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the City Clerk and are available for public inspection on our website, [www.atascadero.org](http://www.atascadero.org). Contracts, Resolutions and Ordinances will be allocated a number once they are approved by the City Council. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Council meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the City Clerk's office. All documents will be available for public inspection during City Hall business hours once City Hall is open to the public following the termination of the Shelter at Home Order.



# **CITY OF ATASCADERO CITY COUNCIL**

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## **AGENDA**

**Tuesday, March 23, 2021**

**City Hall Council Chambers, 4th floor  
6500 Palma Avenue, Atascadero, California**

<b><u>City Council Regular Session:</u></b>	<b>6:00 P.M.</b>
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**REGULAR SESSION – CALL TO ORDER: 6:00 P.M.**

**PLEDGE OF ALLEGIANCE:** Council Member Funk

**ROLL CALL:** Mayor Moreno  
Mayor Pro Tem Newsom  
Council Member Bourbeau  
Council Member Dariz  
Council Member Funk

**APPROVAL OF AGENDA:** Roll Call

Recommendation: Council:

1. Approve this agenda; and
2. Waive the reading in full of all ordinances appearing on this agenda, and the titles of the ordinances will be read aloud by the City Clerk at the first reading, after the motion and before the City Council votes.

### **PRESENTATIONS:**

#### **1. Proclamation Recognizing March 24, 2021 as Equal Pay Day**

- A. CONSENT CALENDAR:** (All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Council or public wishes to comment or ask questions. If comment or discussion is desired by anyone, the item will be removed from the Consent Calendar and will be considered in the listed sequence with an opportunity for any member of the public to address the Council concerning the item before action is taken.)

**1. City Council Draft Action Minutes – March 9, 2021 and March 11, 2021**

- Recommendation: Council approve the March 9, 2021 Draft City Council Regular Meeting Minutes and the March 11, 2021 Draft City Council Special Meeting Minutes. [City Clerk]

**2. February 2021 Accounts Payable and Payroll**

- Fiscal Impact: \$2,686,130.43
- Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for February 2021. [Administrative Services]

**3. Lift Station No. 2 Replacement Construction Award**

- Fiscal Impact: \$2,079,080
- Recommendations: Council:
  1. Approve a construction contract for \$1,089,460 with Raminha Construction, Inc. for the Lift Station No. 2 Replacement Project (Project No. C2017W01).
  2. Approve a contract for \$120,000 with Gierlich Mitchell to purchase three (3) new submersible sewage pumps for the Lift Station No. 2 Replacement Project.
  3. Authorize the Director of Administrative Services to allocate an additional \$610,000 in Wastewater Enterprise Fund balance to the Lift Station No. 2 Replacement Project. [Public Works]

**UPDATES FROM THE CITY MANAGER:** (The City Manager will give an oral report on any current issues of concern to the City Council.)

**COMMUNITY FORUM:** (This portion of the meeting is reserved for persons wanting to address the Council on any matter not on this agenda and over which the Council has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. Comments made during Community Forum will not be a subject of discussion. A maximum of 30 minutes will be allowed for Community Forum, unless changed by the Council. Any members of the public who have questions or need information may contact the City Clerk's Office, between the hours of 8:30 a.m. and 5:00 p.m. at (805) 470-3400, or [cityclerk@atascadero.org](mailto:cityclerk@atascadero.org).)

**B. PUBLIC HEARINGS:**

**1. Request for Authorization to Process General Plan Amendment for 2055 El Camino Real (Cal Coastal Communities)**

- Fiscal Impact: If developed with lodging, retail and entertainment uses, this site is likely to become a positive fiscal contribution to the City and may act as a catalyst to attract additional head of household jobs and other tax revenue supporting land uses within the Del Rio vicinity. Consistent with Council fiscal policy, if the project requires legislative approval the residential portion of the project may trigger conditions of approval that require it to be fiscally neutral.
- Recommendation: Council authorize the Cal Coastal Development Team to proceed with a Specific Plan Amendment application to the Del Rio Commercial Area Specific Plan to allow for submittal of a commercial resort concept, while reconfiguring the existing residential zone. [Community Development]

**C. MANAGEMENT REPORTS:**

**1. Proposed Sewer Service Rate Increase**

- Fiscal Impact: Approving staff recommendations will generate an estimated \$530,000 in additional revenue from sewer service charges collected in FY21/22 over FY20/21 amounts. The recommendations will also approve expenditures of up to \$7,500 related to the Proposition 218 majority protest process from the Wastewater Fund in the current fiscal year.
- Recommendations: Council:
  1. Direct staff to administer the Proposition 218 majority protest process and send out notice of the proposed increases to all property owners connected to the municipal sanitary sewer system.
  2. Set a Public Hearing on May 25, 2021 for the City Council's consideration of the proposed wastewater rate increases.
  3. Approve a budget amendment and authorize the Director of Administrative Services to appropriate \$7,500 from the Wastewater Fund for costs related to the Proposition 218 majority protest process. [Public Works]

**D. DISCUSSION ITEM:** Discussion of COVID 19 issues including oral updates by Mayor Moreno and City Manager Rickard, questions by City Council, public comment and comments by City Council.

1. Coronavirus (COVID-19) update – Mayor Moreno
2. Coronavirus (COVID-19) update – City Manager Rickard

**E. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS:** (On their own initiative, Council Members may make a brief announcement or a brief report on their own activities. The following represent standing committees. Informative status reports will be given, as felt necessary):

Mayor Moreno

1. City Selection Committee
2. County Mayors Round Table
3. Economic Vitality Corporation, Board of Directors (EVC)
4. SLO Council of Governments (SLOCOG)
5. SLO Regional Transit Authority (RTA)

Mayor Pro Tem Newsom

1. City / Schools Committee
2. Design Review Committee
3. League of California Cities – Council Liaison
4. Visit SLO CAL Advisory Committee

Council Member Bourbeau

1. City of Atascadero Finance Committee
2. City / Schools Committee
3. Integrated Waste Management Authority (IWMA)
4. SLO County Water Resources Advisory Committee (WRAC)



Council Member Dariz

1. Air Pollution Control District
2. California Joint Powers Insurance Authority (CJPIA) Board
3. City of Atascadero Finance Committee

Council Member Funk

1. Atascadero Basin Ground Water Sustainability Agency (GSA)
2. Design Review Committee
3. Homeless Services Oversight Council

**F. INDIVIDUAL DETERMINATION AND / OR ACTION:** (Council Members may ask a question for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda. The Council may take action on items listed on the Agenda.)

1. City Council
2. City Clerk
3. City Treasurer
4. City Attorney
5. City Manager

**ADJOURN**

**Please note:** Should anyone challenge any proposed development entitlement listed on this Agenda in court, that person may be limited to raising those issues addressed at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to this public hearing. Correspondence submitted at this public hearing will be distributed to the Council and available for review in the City Clerk's office.



# **CITY OF ATASCADERO CITY COUNCIL**

## **DRAFT MINUTES**

**Tuesday, March 9, 2021**

**City Hall Council Chambers, 4th floor  
6500 Palma Avenue, Atascadero, California**

**City Council Regular Session:**

**6:00 P.M.**

### **REGULAR SESSION – CALL TO ORDER: 6:00 P.M.**

Mayor Moreno called the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

### **ROLL CALL:**

Present: **By Teleconference** – Council Members Bourbeau, Dariz, Funk, Mayor Pro Tem Newsom and Mayor Moreno

Absent: None

Also Present: **By Teleconference** – Treasurer Gere Sibbach

Staff Present: **By Teleconference** – City Manager Rachelle Rickard, Police Chief Bob Masterson, Fire Chief Casey Bryson, Administrative Services Director Jeri Rangel, Public Works Director Nick DeBar, Community Development Director Phil Dunsmore, City Attorney Brian Pierik, Deputy City Manager/City Clerk Lara Christensen, and IT Manager Luke Knight

### **APPROVAL OF AGENDA:**

**MOTION:** By Council Member Funk and seconded by Mayor Pro Tem Newsom to:

- 1. Approve this agenda; and,**
- 2. Waive the reading in full of all ordinances appearing on this agenda, and the titles of the ordinances will be read aloud by the City Clerk at the first reading, after the motion and before the City Council votes.**

***Motion passed 5:0 by a roll-call vote.***

**PRESENTATIONS: None.**

**A. CONSENT CALENDAR:**

**1. City Council Draft Action Minutes – February 19, 2021 - February 20, 2021 and February 23, 2021**

- Recommendation: Council approve the February 19, 2021 - February 20, 2021 Draft City Council Special Meeting Minutes and the February 23, 2021 Draft City Council Regular Meeting Minutes. [City Clerk]

**2. Adoption of the City of Atascadero Wildland Urban Interface Fire Area Map**

- Fiscal Impact: None.
- Recommendation: Council adopt on second reading, by title only, a Draft Ordinance, repealing and replacing Title 4, Chapter 7 of the Atascadero Municipal Code (the City of Atascadero Fire Code). [Fire Department]

**3. SB1090 Fund Allocation**

- Fiscal Impact: The actions proposed will result in the expenditure of \$140,000 of SB1090 Funds in the current fiscal year and sets forth plans to expend the remaining \$643,106 of SB1090 over the next three years.
- Recommendations: Council:
  1. Authorize the Director of Administrative Services to appropriate \$125,000 of SB1090 Funds for the Atascadero Chamber of Commerce Bridgeworks Expansion Project.
  2. Authorize the Director of Administrative Services to appropriate \$15,000 of SB1090 Funds for the remaining portion of fiscal year 2020-2021 to establish a new Deputy Community Development Director- Economic Development and Long-Range Planning position.
  3. Authorize the City Manager to establish a new Deputy Community Development Director- Economic Development and Long-Range Planning position.
  4. Amend the fiscal year 2020-2021 monthly salary schedule to include the new Deputy Community Development Director- Economic Development and Long-Range Planning position and correct other positions as follows:

CLASSIFICATION	STEP A	STEP B	STEP C	STEP D	STEP E
Deputy Community Development Director- Economic Development and Long-Range Planning	\$7,689.59	\$8,074.07	\$8,477.77	\$8,901.66	\$9,346.74
Deputy Community Development Director	<del>\$8,074.07</del>	<del>\$8,477.77</del>	<del>\$8,901.66</del>	<del>\$9,346.74</del>	<del>\$9,814.08</del>

5. Authorize the Director of Administrative Services to take additional budgetary actions necessary in future years to expend the remaining SB1090 Funds on the new Deputy Community Development Director- Economic Development and Long-Range Planning position and on broadband projects. [City Manager]

City Clerk Christensen noted that there were non-substantive changes to Consent Calendar Items #A-1 and #A-3. For Item #A-1, a clerical error on page 2 of 4 of the Minutes had been corrected, to reflect priority #3 as “Fiscal and Infrastructure Efficiency and Sustainability” and for Item #A-3, by request of the Community Development Department, the title of the new Deputy Community Development Director was being changed to Deputy Community Development Director – Economic and Community Development.

**MOTION: By Council Member Bourbeau and seconded by Council Member Funk to approve the Consent Calendar. (#A-2: Ordinance No. 645)**  
***Motion passed 5:0 by a roll-call vote.***

#### **UPDATES FROM THE CITY MANAGER:**

City Manager Rachelle Rickard gave an update on projects and issues within the City.

#### **COMMUNITY FORUM:**

The following citizens spoke by telephone or through the webinar during Community Forum: Maggie Payne and Geoff Auslen

***Mayor Moreno closed the COMMUNITY FORUM period.***

#### **B. PUBLIC HEARINGS:**

##### **1. 2021 Community Development Block Grant Funding Recommendations**

- Fiscal Impact: \$144,792.00
- Recommendation: Council review and approve funding recommendations for the 2021 Community Development Block Grant (CDBG), as detailed in the staff report, and authorize staff to adjust final award amounts proportionately upon receipt of the final funding amount. [Public Works]

##### Ex Parte Communications

All Council Members reported having no ex parte communications.

Public Works Director DeBar gave the presentation and answered questions from the Council.

#### **PUBLIC COMMENT:**

The following citizens spoke by telephone or through the webinar on this item: Teresa Tardiff

***Mayor Moreno closed the Public Comment period.***

**MOTION: By Council Member Bourbeau and seconded by Mayor Pro Tem Newsom to approve funding recommendations for the 2021 Community Development Block Grant (CDBG), as detailed in the staff**

report, and authorize staff to adjust final award amounts proportionately upon receipt of the final funding amount.  
*Motion passed 5:0 by a roll-call vote.*

**C. MANAGEMENT REPORTS:**

**1. Review of Public Input on D-20 and Other Priorities**

- Fiscal Impact: None.
- Recommendation: Council receive and file recap presentation on strategic planning session. [Administrative Services]

City Manager Rickard gave the presentation and answered questions from the Council.

**PUBLIC COMMENT:**

The following citizens spoke by telephone or through the webinar on this item: Geoff Auslen and Lee Perkins/Tom Colomar

***Mayor Moreno closed the Public Comment period.***

***The City Council received and filed the recap presentation  
on the strategic planning session***

**D. DISCUSSION ITEM:** Discussion of COVID 19 issues including oral updates by Mayor Moreno and City Manager Rickard, questions by City Council, public comment and comments by City Council.

1. Coronavirus (COVID-19) update – Mayor Moreno
2. Coronavirus (COVID-19) update – City Manager Rickard

Mayor Moreno provided updates on Coronavirus (COVID-19) and answered questions from the Council.

**PUBLIC COMMENT:**

The following citizens spoke by telephone or through the webinar on this item: None.

***Mayor Moreno closed the Public Comment period.***

**E. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS:**

The following Council Members made brief announcements and gave brief update reports on their committees since their last Council meeting:

Mayor Moreno

1. SLO Regional Transit Authority (RTA)

Mayor Pro Tem Newsom

1. Design Review Committee

Council Member Bourbeau

1. Integrated Waste Management Authority (IWMA)

Council Member Funk

1. Design Review Committee
2. Homeless Services Oversight Council

**F. INDIVIDUAL DETERMINATION AND / OR ACTION:** (Council Members may ask a question for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda. The Council may take action on items listed on the Agenda.)

1. City Manager – City Manager Rickard provided information to the City Council regarding Central Coast Community Energy (3CE) Community Choice Aggregation Program.

**PUBLIC COMMENT:**

The following citizens spoke by telephone or through the webinar on this item: Ray Weymann, Dan Cook, Geoff Auslen, Lauraq Edwards, Marty Brown, and Tori Keen

Emails from the following citizens were read into the record by Deputy City Manager/City Clerk Christensen: Margaret Bauer, Juanita McDaniel, Kathleen Goble, Suzie Anderson, Mike Jackson, Nyle Ketcherside, Michelle & Adam Morcos, and Jan Wolff

***Mayor Moreno closed the Public Comment period.***

Following discussion, there was consensus from the City Council to provided direction to the City Manager to bring an ordinance back on the City Council agenda for full discussion and consideration February 2022.

**B. ADJOURN**

Mayor Moreno adjourned the meeting at 8:03 p.m.

**MINUTES PREPARED BY:**

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Lara K. Christensen  
City Clerk

**APPROVED:**

# **SPECIAL JOINT MEETING**

## **Atascadero City Council Atascadero Planning Commission**

**Thursday, March 11, 2021  
6:00 P.M.**

**Atascadero City Hall Council Chambers, 4<sup>th</sup> Floor  
6500 Palma Avenue, Atascadero, California  
(TELECONFERENCE)**

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# **DRAFT MINUTES**

### **ROLL CALL:**

Mayor Moreno called the meeting to order at 6:02 p.m. and Commissioner van den Eikhof led the Pledge of Allegiance.

### **ROLL CALL:**

Present: Planning Commissioners Carranza, Keen, McIntyre, and van den Eikhof; Council Members Bourbeau, Dariz, Funk, Mayor Pro Tem Newsom, and Mayor Moreno

Absent: Commissioners Anderson and Schmidt

Vacant: One Commission seat

Staff Present: City Manager Rachelle Rickard, Community Development Director Phil Dunsmore, Public Works Director Nick DeBar, Deputy City Manager/City Clerk Lara Christensen

### **DISCUSSION:**

#### **1. Inclusionary Housing Strategy Study Session**

- Fiscal Impact: None.
- Recommendation: Council and Planning Commission discuss, and Council provide initial feedback to staff for the development of an inclusionary housing strategy. [Community Development]

Mayor Moreno gave a brief overview of the meeting and Community Development Director Dunsmore briefed the City Council and Planning Commission on the staff report and turned the presentation over to the consultant.

*Commissioner Anderson arrived at 6:17 p.m.*

Genevieve Sharrow, MIG, gave a presentation to the City Council on inclusionary housing ordinance options and led the Council and Planning Commission through an exercise to provide feedback and direction to staff for development of an inclusionary housing strategy.

**PUBLIC COMMENT:**

The following citizens spoke by telephone or through the webinar on this item: Ted Lawton, Morgen Benevedo, and Max Zappas

***Mayor Moreno closed the PUBLIC COMMENT period.***

**The City Council and Planning Commissioners discussed and provided feedback to staff and the Consultant based on the various affordable housing tools described in the Inclusionary Housing Memo.**

**ADJOURNMENT:**

Mayor Moreno adjourned the meeting at 8:10 p.m. to the next Regular Session of the City Council on March 23, 2021 and the Planning Commission to its next Regular Session on March 16, 2021.

**MINUTES PREPARED BY:**

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Lara K. Christensen  
Deputy City Manager / City Clerk

**APPROVED:**





## **Atascadero City Council**

### **Staff Report - Administrative Services Department**

#### **February 2021 Accounts Payable and Payroll**

#### **RECOMMENDATION:**

Council approve certified City accounts payable, payroll and payroll vendor checks for February 2021.

#### **DISCUSSION:**

Attached for City Council review and approval are the following:

##### **Payroll**

Dated	2/4/21	Checks # 35067 - 35077	\$ 14,137.34
		Direct Deposits	289,790.35
Dated	2/18/21	Checks # 35078 - 35087	12,931.80
		Direct Deposits	281,781.69

##### **Accounts Payable**

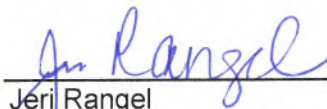
Dated 2/1/21-2/28/21	Checks # 166740 - 166961 & EFTs 3940 - 3966	2,087,489.25
	<b>TOTAL AMOUNT</b>	<b>\$ 2,686,130.43</b>

#### **FISCAL IMPACT:**

Total expenditures for all funds is \$ 2,686,130.43

#### **CERTIFICATION:**

The undersigned certifies that the attached demands have been released for payment and that funds are available for these demands.

  
\_\_\_\_\_  
Jeri Rangel  
Director of Administrative Services

#### **ATTACHMENT:**

February 2021 Eden Warrant Register in the amount of \$ 2,087,489.25

**City of Atascadero**  
Disbursement Listing  
For the Month of February 2021

ITEM NUMBER: A-2  
DATE: 03/23/21  
ATTACHMENT: 1

Check Number	Check Date	Vendor	Description	Amount
3940	02/04/2021	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	7,991.21
166740	02/04/2021	ATASCADERO MID MGRS ORG UNION	Payroll Vendor Payment	80.00
166741	02/04/2021	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	1,753.75
166742	02/04/2021	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,106.75
166743	02/04/2021	MASS MUTUAL WORKPLACE SOLUTION	Payroll Vendor Payment	6,242.30
166744	02/04/2021	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	187.80
166745	02/04/2021	NAVIA BENEFIT SOLUTIONS	Payroll Vendor Payment	1,685.71
166746	02/04/2021	SEIU LOCAL 620	Payroll Vendor Payment	812.35
166747	02/04/2021	VANTAGEPOINT TRNSFR AGT 106099	Payroll Vendor Payment	357.85
166748	02/04/2021	VANTAGEPOINT TRNSFR AGT 304633	Payroll Vendor Payment	4,982.70
166749	02/04/2021	VANTAGEPOINT TRNSFR AGT 706276	Payroll Vendor Payment	296.00
3941	02/05/2021	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	467.07
3942	02/05/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	22,071.03
3943	02/05/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	30,387.44
3944	02/05/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	1,926.86
3945	02/05/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,188.87
3946	02/05/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	4,999.86
3947	02/05/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	5,998.80
3948	02/05/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,897.19
3949	02/05/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	13,433.72
166750	02/08/2021	ANTHEM BLUE CROSS HEALTH	Payroll Vendor Payment	189,010.52
166751	02/08/2021	LINCOLN NATIONAL LIFE INS CO	Payroll Vendor Payment	1,737.54
166752	02/08/2021	MEDICAL EYE SERVICES	Payroll Vendor Payment	1,688.27
166753	02/08/2021	PREFERRED BENEFITS INSURANCE	Payroll Vendor Payment	8,510.20
3950	02/09/2021	RABOBANK, N.A.	Payroll Vendor Payment	53,413.73
3951	02/09/2021	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	16,344.57
3952	02/09/2021	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	2,652.52
166754	02/12/2021	13 STARS MEDIA	Accounts Payable Check	1,407.50
166755	02/12/2021	A SUPERIOR CRANE, LLC	Accounts Payable Check	1,015.00
166756	02/12/2021	ADAMSKI,MOROSKI,MADDEN,	Accounts Payable Check	1,672.50
166757	02/12/2021	ALPHA ELECTRIC SERVICE	Accounts Payable Check	312.50
166758	02/12/2021	ALTHOUSE & MEADE, INC.	Accounts Payable Check	372.50
166759	02/12/2021	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	76.18
166760	02/12/2021	ANTECH DIAGNOSTICS	Accounts Payable Check	557.08
166761	02/12/2021	JESSICA APPLGATE	Accounts Payable Check	149.59
166762	02/12/2021	KELLY AREBALO	Accounts Payable Check	578.48
166763	02/12/2021	ASSOCIATED TRAFFIC SAFETY, INC	Accounts Payable Check	3,355.36
166764	02/12/2021	AT&T	Accounts Payable Check	688.06
166765	02/12/2021	AT&T	Accounts Payable Check	804.82
166766	02/12/2021	ATASCADERO HAY & FEED	Accounts Payable Check	2,696.14
166768	02/12/2021	ATASCADERO MUTUAL WATER CO.	Accounts Payable Check	7,565.50

**City of Atascadero**  
**Disbursement Listing**

For the Month of February 2021

ITEM NUMBER: A-2  
DATE: 03/23/21  
ATTACHMENT: 1

Check Number	Check Date	Vendor	Description	Amount
166769	02/12/2021	BASSETT'S CRICKET RANCH, INC.	Accounts Payable Check	1,567.62
166770	02/12/2021	BAUER COMPRESSORS	Accounts Payable Check	410.43
166771	02/12/2021	BELL'S PLUMBING REPAIR, INC.	Accounts Payable Check	159.00
166772	02/12/2021	KEITH R. BERGHER	Accounts Payable Check	416.25
166773	02/12/2021	BERRY MAN, INC.	Accounts Payable Check	1,849.08
166774	02/12/2021	BMW MOTORCYCLES OF VENTURA CO.	Accounts Payable Check	57,097.40
166775	02/12/2021	BURKE, WILLIAMS, & SORENSON LLP	Accounts Payable Check	20,000.00
166776	02/12/2021	BURT INDUSTRIAL SUPPLY	Accounts Payable Check	495.60
166777	02/12/2021	CARQUEST OF ATASCADERO	Accounts Payable Check	16.22
166778	02/12/2021	CHARTER COMMUNICATIONS	Accounts Payable Check	89.99
166779	02/12/2021	CLEVER CONCEPTS, INC.	Accounts Payable Check	47.95
166780	02/12/2021	COASTAL COPY, INC.	Accounts Payable Check	210.90
166781	02/12/2021	COASTLINE EQUIPMENT	Accounts Payable Check	149.08
166782	02/12/2021	CREWSENSE, LLC	Accounts Payable Check	193.35
166783	02/12/2021	CRYSTAL CRIMBCHIN	Accounts Payable Check	193.96
166784	02/12/2021	CRYSTAL SPRINGS WATER	Accounts Payable Check	20.00
166785	02/12/2021	CULLIGAN/CENTRAL COAST WTR TRT	Accounts Payable Check	70.00
166786	02/12/2021	DAKOS LAND SURVEYS, INC.	Accounts Payable Check	730.00
166787	02/12/2021	DAN BIDDLE PEST CONTROL SERVIC	Accounts Payable Check	135.00
166788	02/12/2021	DARRYL'S LOCK AND SAFE	Accounts Payable Check	242.44
166789	02/12/2021	NICHOLAS DEBAR	Accounts Payable Check	300.00
166790	02/12/2021	DEEP BLUE INTEGRATION, INC.	Accounts Payable Check	135.00
166791	02/12/2021	DEPARTMENT OF JUSTICE	Accounts Payable Check	436.00
166792	02/12/2021	PHILIP DUNSMORE	Accounts Payable Check	300.00
166793	02/12/2021	EIKHOF DESIGN GROUP, INC.	Accounts Payable Check	6,231.50
166794	02/12/2021	JENNIFER FANNING	Accounts Payable Check	14.56
166795	02/12/2021	FARM SUPPLY COMPANY	Accounts Payable Check	123.33
166796	02/12/2021	FERRAVANTI GRADING & PAVING	Accounts Payable Check	625,880.65
166797	02/12/2021	FGL ENVIRONMENTAL	Accounts Payable Check	2,231.00
166798	02/12/2021	FRANCHISE TAX BOARD	Accounts Payable Check	180.00
166799	02/12/2021	GLENN'S REPAIR & RENTAL, INC.	Accounts Payable Check	56.11
166800	02/12/2021	HAMNER, JEWELL & ASSOCIATES	Accounts Payable Check	2,125.87
166801	02/12/2021	HART IMPRESSIONS PRINTING	Accounts Payable Check	351.61
166802	02/12/2021	HIGH COUNTRY OUTDOOR, INC.	Accounts Payable Check	400.00
166803	02/12/2021	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	1,206.48
166804	02/12/2021	INGLIS PET HOTEL	Accounts Payable Check	117.76
166805	02/12/2021	INTL. ASSC. OF FIRE CHIEFS	Accounts Payable Check	285.00
166806	02/12/2021	IRON MOUNTAIN RECORDS MGMNT	Accounts Payable Check	245.38
166807	02/12/2021	JOE A. GONSALVES & SON	Accounts Payable Check	3,000.00
166808	02/12/2021	KIRK CONSTRUCTION	Accounts Payable Check	91,687.63
166809	02/12/2021	KPRL 1230 AM	Accounts Payable Check	320.00

**City of Atascadero**  
**Disbursement Listing**

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Check Number	Check Date	Vendor	Description	Amount
166810	02/12/2021	KW CONSTRUCTION	Accounts Payable Check	8,200.00
166811	02/12/2021	LEAGUE OF CALIFORNIA CITIES	Accounts Payable Check	13,149.00
166812	02/12/2021	LIFE ASSIST, INC.	Accounts Payable Check	2,366.54
166813	02/12/2021	MADRONE LANDSCAPES, INC.	Accounts Payable Check	422.00
166814	02/12/2021	MARBORG INDUSTRIES	Accounts Payable Check	62.28
166815	02/12/2021	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	6,211.04
166816	02/12/2021	MID-COAST GEOTECHNICAL, INC.	Accounts Payable Check	300.00
166817	02/12/2021	MID-STATE CONCRETE PRODUCTS	Accounts Payable Check	4,659.29
166818	02/12/2021	MINER'S ACE HARDWARE	Accounts Payable Check	333.32
166819	02/12/2021	MISSION UNIFORM SERVICE	Accounts Payable Check	137.72
166820	02/12/2021	MNS ENGINEERS, INC.	Accounts Payable Check	6,811.25
166821	02/12/2021	MONSOON CONSULTANTS	Accounts Payable Check	3,675.00
166822	02/12/2021	DAVE MUEHLHAUSEN	Accounts Payable Check	1,796.25
166823	02/12/2021	MUFG UNION BANK, N.A.	Accounts Payable Check	3,057.00
166824	02/12/2021	MV TRANSPORTATION, INC.	Accounts Payable Check	6,217.10
166825	02/12/2021	MWI ANIMAL HEALTH	Accounts Payable Check	436.05
166826	02/12/2021	NORTH COAST ENGINEERING INC.	Accounts Payable Check	427.00
166827	02/12/2021	OFFICE DEPOT INC.	Accounts Payable Check	159.75
166830	02/12/2021	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	49,529.30
166831	02/12/2021	PASO ROBLES SAFE & LOCK, INC.	Accounts Payable Check	45.26
166832	02/12/2021	PEAKWIFI, LLC	Accounts Payable Check	650.00
166833	02/12/2021	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	433.78
166834	02/12/2021	PROSOUND BUSINESS MEDIA, INC.	Accounts Payable Check	99.00
166835	02/12/2021	PVP COMMUNICATIONS, INC.	Accounts Payable Check	64.06
166836	02/12/2021	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	350.00
166837	02/12/2021	JERI RANGEL	Accounts Payable Check	300.00
166838	02/12/2021	READYREFRESH BY NESTLE	Accounts Payable Check	62.50
166839	02/12/2021	RECOGNITION WORKS	Accounts Payable Check	205.81
166840	02/12/2021	RACHELLE RICKARD	Accounts Payable Check	500.00
166841	02/12/2021	SAM'S TREE 805, INC.	Accounts Payable Check	950.00
166842	02/12/2021	SAN LUIS POWERHOUSE, INC.	Accounts Payable Check	135.00
166843	02/12/2021	SELECT STAFFING	Accounts Payable Check	1,074.15
166844	02/12/2021	SLO CO ENVIRONMENT HEALTH	Accounts Payable Check	357.00
166845	02/12/2021	SOUTH COAST EMERGENCY VEH SVC	Accounts Payable Check	1,271.99
166846	02/12/2021	SPEAKWRITE, LLC.	Accounts Payable Check	525.54
166847	02/12/2021	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	1,606.46
166848	02/12/2021	SPECIALTY GEAR & TRANSMISSION	Accounts Payable Check	2,973.62
166849	02/12/2021	STANLEY CONVERGENT SECURITY	Accounts Payable Check	261.00
166850	02/12/2021	STAPLES CREDIT PLAN	Accounts Payable Check	38.66
166851	02/12/2021	SUN BADGE COMPANY	Accounts Payable Check	92.89
166852	02/12/2021	SUNLIGHT JANITORIAL, INC.	Accounts Payable Check	2,936.00

**City of Atascadero**  
Disbursement Listing  
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Check Number	Check Date	Vendor	Description	Amount
166857	02/12/2021	U.S. BANK	Accounts Payable Check	40,613.94
166858	02/12/2021	U.S. POSTMASTER	Accounts Payable Check	2,605.34
166859	02/12/2021	ULTREX BUSINESS PRODUCTS	Accounts Payable Check	13.95
166860	02/12/2021	ULTREX LEASING	Accounts Payable Check	273.80
166861	02/12/2021	VERDIN	Accounts Payable Check	4,977.54
166862	02/12/2021	VERIZON WIRELESS	Accounts Payable Check	2,765.03
166863	02/12/2021	VISITOR TELEVISION LLC	Accounts Payable Check	595.00
166864	02/12/2021	VITAL RECORDS CONTROL	Accounts Payable Check	163.11
166865	02/12/2021	WALLACE GROUP	Accounts Payable Check	36,649.09
166866	02/12/2021	WALSH ENGINEERING	Accounts Payable Check	2,019.09
166867	02/12/2021	WCJ PROPERTY SERVICES	Accounts Payable Check	540.00
166868	02/12/2021	WEST COAST AUTO & TOWING, INC.	Accounts Payable Check	393.60
166869	02/12/2021	WEX BANK - 76 UNIVERSL	Accounts Payable Check	7,780.36
166870	02/12/2021	WEX BANK - WEX FLEET UNIVERSAL	Accounts Payable Check	5,594.29
166871	02/12/2021	WHITLOCK & WEINBERGER TRANS.	Accounts Payable Check	3,036.50
166872	02/12/2021	WRIGHT WAY COLLISION, INC.	Accounts Payable Check	3,995.97
3953	02/18/2021	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	10,011.21
166873	02/18/2021	ATASCADERO MID MGRS ORG UNION	Payroll Vendor Payment	80.00
166874	02/18/2021	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	1,904.00
166875	02/18/2021	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,106.75
166876	02/18/2021	ICMA-RC	Payroll Vendor Payment	125.00
166877	02/18/2021	MASS MUTUAL WORKPLACE SOLUTION	Payroll Vendor Payment	6,254.55
166878	02/18/2021	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	237.02
166879	02/18/2021	NAVIA BENEFIT SOLUTIONS	Payroll Vendor Payment	1,685.71
166880	02/18/2021	SEIU LOCAL 620	Payroll Vendor Payment	791.93
166881	02/18/2021	VANTAGEPOINT TRNSFR AGT 106099	Payroll Vendor Payment	357.85
166882	02/18/2021	VANTAGEPOINT TRNSFR AGT 304633	Payroll Vendor Payment	4,982.70
166883	02/18/2021	VANTAGEPOINT TRNSFR AGT 706276	Payroll Vendor Payment	296.00
3954	02/19/2021	BANK OF NEW YORK MELLON	Accounts Payable Check	206,855.95
3955	02/19/2021	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	467.07
3956	02/19/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	22,071.03
3957	02/19/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	29,954.59
3958	02/19/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	1,941.95
3959	02/19/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,194.04
3960	02/19/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	4,999.86
3961	02/19/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	7,125.52
3962	02/19/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,968.92
3963	02/19/2021	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	13,548.39
3964	02/23/2021	RABOBANK, N.A.	Payroll Vendor Payment	49,336.54
3965	02/23/2021	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	14,965.21
3966	02/23/2021	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	2,592.06

**City of Atascadero**  
Disbursement Listing  
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Check Number	Check Date	Vendor	Description	Amount
166884	02/26/2021	13 STARS MEDIA	Accounts Payable Check	1,016.33
166885	02/26/2021	ACCESS PUBLISHING	Accounts Payable Check	430.35
166886	02/26/2021	ADAMSKI,MOROSKI,MADDEN,	Accounts Payable Check	2,591.00
166887	02/26/2021	AGP VIDEO, INC.	Accounts Payable Check	2,512.50
166888	02/26/2021	AIR-RITE REFRIGERATION	Accounts Payable Check	550.61
166889	02/26/2021	ALAN ALGIE	Accounts Payable Check	262.87
166890	02/26/2021	ALL SIGNS AND GRAPHICS, INC.	Accounts Payable Check	187.75
166891	02/26/2021	ALTHOUSE & MEADE, INC.	Accounts Payable Check	510.00
166892	02/26/2021	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	1,495.58
166894	02/26/2021	AT&T	Accounts Payable Check	969.00
166895	02/26/2021	AT&T	Accounts Payable Check	1,024.37
166896	02/26/2021	BATTERY SYSTEMS, INC.	Accounts Payable Check	71.38
166897	02/26/2021	BENEFIS HOSPITALS, INC.	Accounts Payable Check	360.00
166898	02/26/2021	KEITH R. BERGHER	Accounts Payable Check	95.00
166899	02/26/2021	BIG RED MARKETING, INC.	Accounts Payable Check	3,700.00
166900	02/26/2021	BRANCH SMITH PROPERTIES	Accounts Payable Check	350.00
166901	02/26/2021	BURKE,WILLIAMS, & SORENSON LLP	Accounts Payable Check	20,000.00
166902	02/26/2021	BURT INDUSTRIAL SUPPLY	Accounts Payable Check	488.03
166903	02/26/2021	CARQUEST OF ATASCADERO	Accounts Payable Check	188.89
166904	02/26/2021	CASEY PRINTING, INC.	Accounts Payable Check	1,850.07
166905	02/26/2021	CENTRAL NEBRASKA PACKING, INC.	Accounts Payable Check	11,149.40
166906	02/26/2021	CHARTER COMMUNICATIONS	Accounts Payable Check	2,606.22
166907	02/26/2021	DEPARTMENT OF TRANSPORTATION	Accounts Payable Check	3,857.33
166908	02/26/2021	DEPT. OF INDUSTRIAL RELATIONS	Accounts Payable Check	225.00
166909	02/26/2021	DRIVE CUSTOMS	Accounts Payable Check	3,904.06
166910	02/26/2021	EARTH SYSTEMS PACIFIC	Accounts Payable Check	4,469.00
166911	02/26/2021	EL CAMINO CAR WASH	Accounts Payable Check	18.99
166912	02/26/2021	ELECTRICRAFT, INC.	Accounts Payable Check	912.00
166913	02/26/2021	FARM SUPPLY COMPANY	Accounts Payable Check	96.48
166914	02/26/2021	FENCE FACTORY ATASCADERO	Accounts Payable Check	290.93
166915	02/26/2021	FGL ENVIRONMENTAL	Accounts Payable Check	243.00
166916	02/26/2021	GAS COMPANY	Accounts Payable Check	2,094.21
166917	02/26/2021	HAMNER, JEWELL & ASSOCIATES	Accounts Payable Check	507.50
166918	02/26/2021	HART IMPRESSIONS PRINTING	Accounts Payable Check	64.65
166919	02/26/2021	HELIXSTORM, INC.	Accounts Payable Check	60,728.76
166920	02/26/2021	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	2,696.72
166921	02/26/2021	INFORMATION TECHNOLOGY	Accounts Payable Check	2,033.16
166922	02/26/2021	JIFFY LUBE	Accounts Payable Check	78.02
166923	02/26/2021	JK'S UNLIMITED, INC.	Accounts Payable Check	215.00
166924	02/26/2021	JOE A. GONSALVES & SON	Accounts Payable Check	3,000.00
166925	02/26/2021	L.C. ACTION POLICE SUPPLY LTD	Accounts Payable Check	1,598.15

**City of Atascadero**  
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166926	02/26/2021	L.N. CURTIS & SONS	Accounts Payable Check	1,471.22
166927	02/26/2021	LANTERN PRESS	Accounts Payable Check	159.72
166928	02/26/2021	LEAGUE OF CALIFORNIA CITIES	Accounts Payable Check	200.00
166929	02/26/2021	LEE WILSON ELECTRIC CO. INC	Accounts Payable Check	1,821.78
166930	02/26/2021	LEHIGH HANSON	Accounts Payable Check	637.88
166931	02/26/2021	LIFE ASSIST, INC.	Accounts Payable Check	363.12
166932	02/26/2021	MAINLINE UTILITY CO.	Accounts Payable Check	4,987.50
166933	02/26/2021	MAUL PLUMBING	Accounts Payable Check	425.00
166934	02/26/2021	MEDPOST URGENT CARE-ATASCADERO	Accounts Payable Check	100.00
166935	02/26/2021	METROPOLITAN TRANSP COMM	Accounts Payable Check	2,500.00
166936	02/26/2021	MID-COAST MOWER & SAW, INC.	Accounts Payable Check	199.50
166937	02/26/2021	MINER'S ACE HARDWARE	Accounts Payable Check	436.09
166938	02/26/2021	MISSION UNIFORM SERVICE	Accounts Payable Check	555.58
166939	02/26/2021	JULIAN A. MORA	Accounts Payable Check	1,585.00
166940	02/26/2021	OFFICE DEPOT INC.	Accounts Payable Check	237.86
166941	02/26/2021	PASO ROBLES FORD LINCOLN MERC	Accounts Payable Check	323.04
166942	02/26/2021	PASO ROBLES SAFE & LOCK, INC.	Accounts Payable Check	2,347.89
166943	02/26/2021	PERRY'S PARCEL & GIFT	Accounts Payable Check	334.02
166944	02/26/2021	PRAXAIR DISTRIBUTION, INC.	Accounts Payable Check	59.86
166945	02/26/2021	PROCARE JANITORIAL SUPPLY,INC.	Accounts Payable Check	304.57
166946	02/26/2021	READYREFRESH BY NESTLE	Accounts Payable Check	192.47
166947	02/26/2021	RICK ENGINEERING COMPANY	Accounts Payable Check	14,784.95
166948	02/26/2021	PATTY RODRIGUEZ	Accounts Payable Check	1,470.00
166949	02/26/2021	SAM'S TREE 805, INC.	Accounts Payable Check	4,000.00
166950	02/26/2021	THE SHERWIN-WILLIAMS COMPANY	Accounts Payable Check	49.30
166951	02/26/2021	SLO COUNTY SHERIFF'S OFFICE	Accounts Payable Check	3,259.68
166952	02/26/2021	SLO COUNTY SHERIFF'S OFFICE	Accounts Payable Check	265.00
166953	02/26/2021	SPECTRUM REACH	Accounts Payable Check	500.00
166954	02/26/2021	STAPLES CREDIT PLAN	Accounts Payable Check	148.17
166955	02/26/2021	MICHAEL STORNETTA	Accounts Payable Check	40.00
166956	02/26/2021	TESCO CONTROLS, INC.	Accounts Payable Check	2,928.38
166957	02/26/2021	THOMSON REUTERS - WEST	Accounts Payable Check	170.00
166958	02/26/2021	AYLA TOMAC	Accounts Payable Check	107.73
166959	02/26/2021	U.S. POSTAL SERVICE	Accounts Payable Check	3,000.00
166960	02/26/2021	VISIT SLO CAL	Accounts Payable Check	38,174.93
166961	02/26/2021	ZOOM IMAGING SOLUTIONS, INC.	Accounts Payable Check	1,955.66
				<u><u>\$ 2,087,489.25</u></u>



## ***Atascadero City Council***

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### ***Staff Report – Public Works Department***

#### **Lift Station No. 2 Replacement Construction Award**

#### **RECOMMENDATIONS:**

Council:

1. Approve a construction contract for \$1,089,460 with Raminha Construction, Inc. for the Lift Station No. 2 Replacement Project (Project No. C2017W01).
2. Approve a contract for \$120,000 with Gierlich Mitchell to purchase three (3) new submersible sewage pumps for the Lift Station No. 2 Replacement Project.
3. Authorize the Director of Administrative Services to allocate an additional \$610,000 in Wastewater Enterprise Fund balance to the Lift Station No. 2 Replacement Project.

#### **DISCUSSION:**

##### Background

Lift Station No. 2 was identified in the 2015 Collection System Master Plan as being past its useful life, and replacement of the lift station was included in the 2019-2021 CIP Budget. Currently, Lift Station No. 2 is located in the El Camino Real public way beneath the sidewalk in front of the Atascadero State Hospital just north of San Rafael Road. The City purchased a vacant parcel (9191 San Rafael Court), directly across from the existing lift station on El Camino Real, to use as the new lift station site. Constructing the new lift station on a separate parcel will allow the contractor to maintain existing sewer service during construction without the need for extensive bypass pumping, and will significantly improve safety for wastewater staff during routine maintenance and repairs.

Additionally, as part of the Lift Station No. 2 Replacement Project, staff worked with the design engineer to establish exact needs for the new submersible sewage pumps. After pumps were selected, the City requested and received a formal quote for the pumps from Gierlich Mitchell. Staff has elected to purchase the pumps separately from the construction bid in order to ensure conformity with all new lift station pumps installed throughout the City.



### Design Analysis

Lift Station No. 2 will consist of a new 10' diameter concrete wet well (20' total depth) with three 60HP pumps, new gravity and force main piping to connect to existing sewer on El Camino Real, dual fuel (propane and natural gas) generator and control system. All lift station equipment will be fully enclosed within a walled and gated 40' x 60' envelope, accessed from El Camino Real. Additional project improvements include extension of sidewalk along the San Rafael Court frontage, new concrete driveway approach along El Camino Real, wetland mitigation, and abandonment of existing Lift Station No. 2.

Design engineering and preparation of construction plans and specifications was completed by Michael K. Nunley & Associates (MKN), with a geotechnical investigation and recommendations provided by Mid-Coast Geotechnical. Public Works Wastewater and Engineering staff were heavily involved throughout the design process in order to ensure that the final product not only met the needs at this location but could also be potentially used as a template for other lift station replacements in the future.

### Bid Analysis

The project was publicly bid starting February 2, 2021 for a minimum of 30 days in accordance with State Contracting Laws and Atascadero Purchasing Policy. A public bid opening occurred on March 4, 2021 and five bids were received ranging from \$1,089,640 to \$1,564,275 with the low bid submitted by Raminha Construction, Inc. of Atascadero. The bids were fairly evenly spread between the low and high bids. The bids were reviewed for accuracy and compliance with project bidding requirements, and the City Engineer has determined that Raminha Construction is the lowest responsive bidder at \$1,089,640. The engineer's estimate of probable construction costs was \$1,122,000 which was in alignment with the low bid.

Staff recommends awarding the project to Raminha Construction, Inc. If approved by Council, staff hopes to commence construction as soon as possible. While the construction of the lift station can be completed at any time, the environmental permits stipulate that sidewalk and environmental mitigation work will need to take place within a work window of June 1<sup>st</sup> – October 15<sup>th</sup>. There will be some traffic impacts and inconveniences during the construction of the gravity sewer and force main in El Camino Real, but these will be of limited duration relative to the overall construction schedule, and staff and the contractor will provide notifications to affected residents and motorists during this phase of construction.

### Submersible Pump Purchase Analysis

Pursuant to the City Purchasing Policy, Section III, Proprietary Equipment and Goods, purchases larger than \$100,000 shall be awarded by City Council and involve a formal product evaluation. Staff is requesting an exception to formal bid/evaluation of this product under Section 3.1 of the purchasing policy, which allows for bypassing of the formal bid process "When there are extenuating circumstances that would make the formal bidding not the most cost effective approach. This often relates to qualitative, artistic or proprietary software/technological issues."

Staff has evaluated and determined that utilizing standardized submersible sewage pumps at the City's lift stations is most efficient and cost effective for the following reasons:

1. Ebara is a leader in submersible pump technology.
2. Due to limited staffing, use of a single standardized pump manufacturer is extremely important. Familiarity with a single type of pump allows for efficiency and interchangeability.
3. Quality of product and single point of contact if issues arise. Ebara Pumps have proven to be reliable and quality products.

The City received a quote from pump supplier Gierlich Mitchell for an amount of \$108,858 (Attachment 2) to supply three (3) 60HP submersible pumps and associated hardware. The quote also includes start-up and training assistance by the manufacturer. With the inclusion of taxes and shipping fees, total contract with Gierlich Mitchell will be for a not to exceed amount of \$120,000.

## ENVIRONMENTAL REVIEW:

The proposed project is Categorically Exempt (Class 2c) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15301, because it is limited to replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. A finding of exemption is on file in the project records.

## FISCAL IMPACT:

The Project funding sources and uses are as follows:

ESTIMATED EXPENDITURES	
Lift Station No. 2 Motor Control Center (Tesco Controls, Inc.)	\$ 230,000
Lift Station No. 2 Submersible Pumps	\$ 120,000
Property Acquisition (9191 San Rafael Ct)	\$ 101,300
Preliminary Alternatives Analysis (2013)	\$ 48,000
Design and Bid Phase	\$ 115,077
Construction Contract	\$ 1,089,640
Construction Inspection/Testing/Management (14%)	\$ 157,135
Construction Contingency (20%)	\$ 217,928
Total Estimated Expenditures:	\$ 2,079,080

BUDGET FUNDS	
Lift Station No. 2 Replacement Project (Wastewater Funds)	\$ 1,469,080
Additional Wastewater Funds	\$ 610,000
Total Funding	\$ 2,079,080

Increases in anticipated expenditures above the original budget amount are the result of several factors. First, construction cost escalation factors for this work category has accelerated at a significantly higher rate than anticipated over the past two years when the project budget was last updated. This is particularly applicable to labor and material costs associated with specialty equipment, concrete and steel. Secondly, development of the parcel triggered requirements for frontage improvements on San Rafael Court, which in turn triggered site environmental mitigation work resulting the frontage improvements impacting a jurisdictional waterway. This project includes work located within a waterway under the jurisdiction of California Fish & Wildlife, the State Water Board, and the US Army Corps of Engineers. When the budget was last updated, the project site had not yet had environmental studies done, nor had the jurisdictional waterway limits been defined. Upon completion of these items, and subsequent review by the permitting agencies, the environmental mitigation work scope and associated costs increased substantially. The budget for this project will be reviewed again as part of the upcoming two-year budget cycle.

## **ALTERNATIVES:**


*Construction Contract:* Council may cancel the project or direct staff to rebid the project. Neither alternative is recommended since bids were determined to be reasonable and fair, and a rebid will likely result in higher bid proposals.

*Submersible Pump Procurement:* The City Council may direct staff to obtain additional product quotes from alternate vendors. This alternative is not recommended as this is likely to result in higher costs, ongoing additional costs for wastewater operator training, and delay of Lift Station No. 2 project construction.

## **ATTACHMENTS:**

1. Bid Summary
2. Gierlich Mitchell Submersible Sewer Pumps Quote

***City of Atascadero***  
***Office of the City Clerk***  
***Bid Summary***

TO: Public Works  
FROM: Amanda Muther, Deputy City Clerk  
BID NO.: 2021-002   
OPENED: 3/4/2021  
PROJECT: Lift Station #2 Replacement Project (C2017W01)  
5 Bids were received and opened today, as follows:

<u>Name of Bidder</u>	<u>Bid Total</u>
Raminha Construction, Inc.	\$1,089,640.00
Whitaker Construction Group, Inc.	\$1,216,655.00
Spiess Construction Co., Inc.	\$1,374,960.00
Nicholas Engineering, Inc.	\$1,473,430.00
Hartzell General Engineering Contractor, Inc.	\$1,564,275.00

GMI # 005001



January 25, 2021

To: Atascadero, City of  
 Attn: Justin Black  
[jblack@atascadero.org](mailto:jblack@atascadero.org)  
 6500 Palma Avenue  
 Atascadero, Ca 93422

VIA: EMAIL

Re: Atascadero, City of  
 Lift Station # 2

Bid Date: N/A

Dear Justin,

We are pleased to offer the following for your consideration:

ITEM	SECTION	DESCRIPTION	PRICE
1		<p><b>SUBMERSIBLE SEWAGE PUMPS</b>  <b>EBARA MODEL 100DLFMU6454</b>  <b>RATED DUTY 565GPM @ 182'TDH</b></p> <p>Three (3) Units of Cast Iron Construction, Stainless Steel Shafting, 460v/3Ph/60hz 60HP Submersible Motor with Moisture and Temperature Sensors, Moisture &amp; Temperature Relays, Mechanical Seals, Stainless Steel Hardware, Power Cable, Lifting Chain, Upper &amp; Intermediate Guide Brackets, QDC Base Elbow, Non-Witness Performance Testing, Start Up and Training Assistance as manufactured by <b>EBARA</b>.</p> <p>Note: Guide Rails to be Supplied by Installing Contractor</p> <p><i>Please see the attached Data Sheets for additional information.</i></p>	\$108,858.00
<b>TOTAL</b>			<b>\$108,858.00</b>

Note: The following are NOT Included in our scope of supply

1. Installation Labor
2. Controls, Floats or VFD's
3. Gauges, Oils, Valves or Piping

GMI # 005001



**GENERAL NOTES:**

1. No taxes included in above pricing
2. Pricing valid **UNTIL JUNE 30 2021.**
3. Price is F.O.B. factory. Freight will be billed at actual cost.
4. Proposal subject to GMI Terms & Conditions attached and/or terms and conditions of individual companies quoted.
5. If this proposal makes reference to certain section numbers in the specifications, these are listed for reference only. We will not be responsible for furnishing all the equipment in these sections, but only that equipment which is specifically listed in our proposal; nor will we furnish any items of equipment which are omitted from the engineer's drawings or specifications unless specifically listed in our proposal.
6. It is the contractor's responsibility to thoroughly review the individual supplier's scope letters to ensure that they are in compliance with the specifications and all addenda. Neither Gierlich-Mitchell, Inc., nor their suppliers will be held responsible for any deficiencies between the manufacturer's proposal and the specifications, including all addenda.

Thank you for giving us the opportunity to quote you on this project. If you have any comments or questions, please feel free to contact our office at (714) 236-6070.

Respectfully yours,  
**GIERLICH-MITCHELL, INC.**

Ryan McCloskey  
Sales Engineer





## **TERMS AND CONDITIONS OF SALE**

**1. ACCEPTANCE.** This proposal is submitted to Purchaser subject to the terms and conditions hereinafter set forth. There are no agreements or representations, verbal or otherwise, outside of this proposal. Upon the acceptance hereof by Purchaser by signing an acceptance copy of this proposal and returning the same to Seller and upon execution of this proposal by an authorized representative of Seller, this proposal shall become a binding contract

**2. DELIVERIES.** GIERLICH-MITCHELL, Inc. shall not be liable for delays in delivery due to fire, flood, natural causes, labor trouble (including strikes, slowdowns and lockouts), war, Government regulation, riot, civil disorders, interruption of or delay in transportation, power failure, inability to obtain materials and supplies, accidents, acts of God, or any other cause beyond Seller's reasonable control. Please let us know the delivery date required for this equipment. We will process this order using all means possible to insure "on time" delivery. Any information regarding delays in your schedule that will affect our equipment, must be made available to us. In most instances, our factories can delay shipment of equipment within reasonable limits to meet a revised schedule. Job delay information not passed on to us in time for us to reschedule delivery will not be considered sufficient cause to delay payment to us. If shipment is delayed at request of Purchaser or by Governmental actions, payment becomes due when the factory is ready to make shipment.

**3. PAYMENT.** Terms are 15% upon submittal approval, 85% Net 30 days from date of shipment invoice. Interest charges of 1.5% per month will be added to any past due invoices. Seller may ship on a "when ready" basis and partial invoice that equipment shipped. Partial invoices are bound by the same terms and conditions as those invoices submitted upon complete shipment of equipment.

**4. BACKCHARGES** not authorized by GIERLICH-MITCHELL, INC. written purchase order will not be honored.

**5. RETENTIONS** not previously approved in writing by GIERLICH-MITCHELL, INC. will not be honored.

**6. RESPONSIBILITY.** GIERLICH-MITCHELL, INC. shall not be responsible for damage to equipment if misused, stored or improperly installed. GIERLICH-MITCHELL, INC. SHALL NOT BE LIABLE FOR CONSEQUENTIAL, LIQUIDATED OR OTHER SPECIAL DAMAGES, CONSEQUENTIAL DAMAGES FOR THE PURPOSES OF THIS AGREEMENT SHALL INCLUDE BUT NOT BE LIMITED TO, LOSS OF USE, INCOME OR PROFIT, OR LOSS OF DAMAGE TO PROPERTY (INCLUDING, BUT WITHOUT LIMITATION, PRODUCTS MANUFACTURED, PROCESSED OR TRANSPORTED BY THE USE OF THE EQUIPMENT) OCCASIONED BY OR ARISING OUT OF THE OPERATION, USE, INSTALLATION, REPAIR OR REPLACEMENT OF THE EQUIPMENT OR OTHERWISE. Breach of any term or condition of this contract shall not be deemed to invalidate the remainder of this contract.

**7. WARRANTY.** For benefit of the original user, GIERLICH-MITCHELL, INC., warrants all new equipment to be free from defects in material and workmanship; and will replace or repair, F.O.B. at its factories or other location designated by it, any part or parts returned to it which GIERLICH-MITCHELL, Inc. examination shall show to have failed under normal use and service by the original user within one year following initial shipment to the Purchaser. This warranty does not cover parts damaged by maintenance, installation, modification or adjustment. Such repair or replacement shall be free of charge for items except for those items that are consumable and normally replaced during maintenance.



GMI # 005001



THIS WARRANTY IS EXPRESSLY MADE BY GIERLICH-MITCHELL, INC. AND ACCEPTED BY PURCHASER IN LIEU OF ALL OTHER WARRANTIES, WHETHER WRITTEN, ORAL, EXPRESS, IMPLIED OR STATUTORY.

This warranty shall not apply to equipment or parts thereof which have been altered or repaired without GIERLICH-MITCHELL, INC. authorization or damaged by improper installation or application, or subject to misuse, abuse, neglect or accident. This warranty applies only to equipment manufactured and sold by GIERLICH-MITCHELL, INC. In cases where equipment is manufactured by others, the manufacturer's warranty shall take precedence.

8. **TAXES.** Prices are exclusive of all taxes, federal, state, local of any kind of nature.
9. **PRICE PROTECTION.** Unless otherwise set forth herein, prices are firm based upon the following conditions:
- Receipt of a valid order within thirty (30) days from date of proposal.
  - Receipt of drawings and specifications necessary to proceed within one week of purchase order.
  - Receipt of customer's complete written approval and release for production within four weeks after approval drawings are submitted by GIERLICH-MITCHELL, INC.

Prices will be increased a maximum of one percent per month for any additional time required by contractor.

10. **TRANSPORTATION.** Unless otherwise set forth herein, all prices are F.O.B. our factories with full freight allowed. The consignee must report all claims for damages in transit to the carrier.

11. **COMPLIANCE WITH LAWS.** Purchaser shall be solely responsible for securing any necessary permits under and for compliance with all safety, health, sanitation and other laws, ordinances and regulations in connection with the installation and operation of the equipment.

12. **INDEMNIFICATION.** It is understood that Seller has relied upon data furnished by and on behalf of Purchaser with respect to the safety aspects of the equipment and that is Purchaser's responsibility to assure that the equipment will, when installed and put in use, be in compliance with safety requirements fixed by law and otherwise legally adequate to safeguard against injuries or damage to persons or property. Purchaser hereby agrees to defend, indemnify and hold harmless Seller, its' agents and employees, against any and all losses, costs, damages, claims, liabilities or expenses, including but not limited to reasonably attorney's fees arising out of or use or operation of the same, except claims for repair or replacement of defective parts as provided in Paragraph 7 hereof.

13. **RETURN GOODS.** Goods may not be returned without previous written permission. Returned material must be sent prepaid and is subject to a re-stocking charge.

14. **CANCELLATION.** The purchaser may cancel his order only upon written notice and payment of reasonable cancellation charges, taking into account expenses, commitments already made, and anticipated profit.

15. **TITLE.** Title to equipment specified herein, and to any and all additions and accessories thereto and substitutions therefore, shall remain with Seller until the purchase price thereof is paid in full.

16. **LIEN INFORMATION.** Please provide if applicable.



GMI # 005001



This signed acceptance of this quotation constitutes a contract and order to purchase in accordance with all Terms and Conditions referred to herein. Buyers purchase order is acceptable, providing purchase order references Terms and Conditions contained herein.

**Project:** Torque Limiter & Installation Services

Accepted: \_\_\_\_\_

Accepted: Gierlich-Mitchell, Inc

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



ATASCADERO LS #2  
565GPM @ 182' TDH  
60HP, 1750RPM, 460V/3PH/60HZ

## Submersible Wastewater, Sewage Pump

**Model DLFU**  
Model DVFU  
Model DDLFU



water | wastewater | flood control



**EBARA** Fluid Handling

an EBARA International Corporation company

# Model **DLFU**, DLKFU, DDLFU



## K-Series, Model DLKFU – Features

Model DLKFU series pumps are designed to tackle clogging challenges with enhanced passage capabilities for handling of fibrous waste. The design features address the most common reasons for clogging caused by fibrous materials:

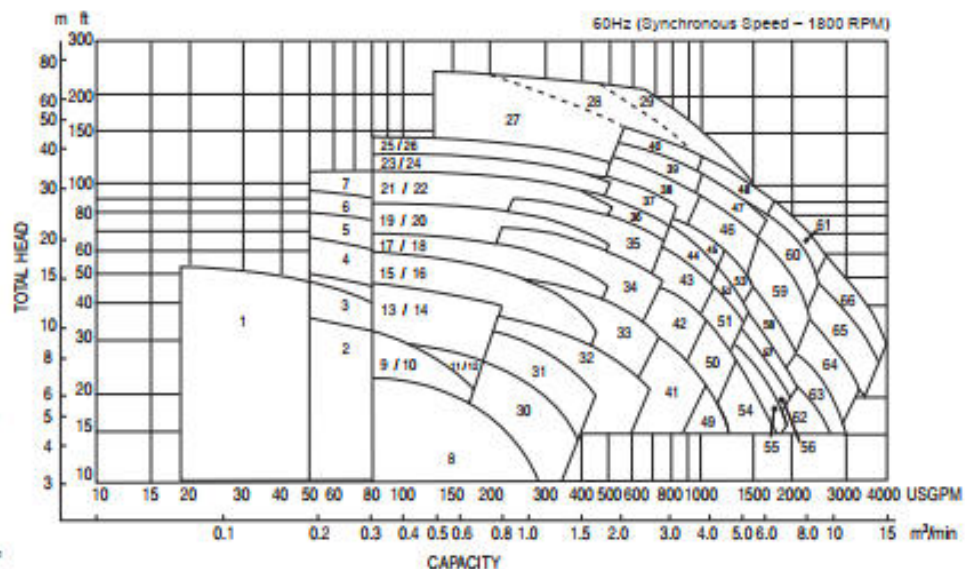
- Reduces material caught on the vane tips
- Increases inlet pressure which keeps debris moving instead of recirculating
- E-liminator groove disrupts the accumulation of fibrous debris.

## DLFU selection chart

1 50DLFU61.5 2HP	34 100DLFU611 15HP
2 80DLFU61.5 2HP	35 100DLFU615 20HP
3 80DLFU62.2 3HP	36 100DLFU618 25HP
4 80DLFU63.7 5HP	37 100DLFU622 30HP
5 80DLFU65.5 7½HP	38 150DLFU630 40HP
6 80DLFU67.5 10HP	39 150DLFU637 50HP
7 80DLFU611 15HP	40 150DLFU645 60HP
8 100DLFU61.5 2HP	41 150DLFU67.5 10HP
9 80DLFU61.5 2HP	42 150DLFU611 15HP
10 100DLFU61.5 2HP	43 150DLFU615 20HP
11 80DLFU62.2 3HP	44 150DLFU618 25HP
12 100DLFU62.2 3HP	45 150DLFU622 30HP
13 80DLFU63.7 5HP	46 200DLFU630 40HP
14 100DLFU63.7 5HP	47 200DLFU637 50HP
15 80DLFU65.5 7½HP	48 200DLFU645 60HP
16 100DLFU65.5 7½HP	49 200DLFU67.5 10HP
17 80DLFU67.5 10HP	50 200DLFU611 15HP
18 100DLFU67.5 10HP	51 200DLFU615 20HP
19 80DLFU611 15HP	52 200DLFU618 25HP
20 100DLFU611 15HP	53 200DLFU622 30HP
21 80DLFU615 20HP	54 250DLFU611 15HP
22 100DLFU615 20HP	55 250DLFU615 20HP
23 80DLFU618 25HP	56 250DLFU615 20HP
24 100DLFU618 25HP	57 250DLFU618 25HP
25 80DLFU622 30HP	58 250DLFU622 30HP
26 100DLFU622 30HP	59 250DLFU630 40HP
27 100DLFU630 40HP	60 250DLFU637 50HP
28 100DLFU637 50HP	61 250DLFU645 60HP
29 100DLFU645 60HP	62 300DLFU618 25HP
30 100DLFU62.2 3HP	63 300DLFU622 30HP
31 100DLFU63.7 5HP	64 300DLFU630 40HP
32 100DLFU65.5 7½HP	65 300DLFU637 50HP
33 100DLFU67.5 10HP	66 300DLFU645 60HP

## Standard Specifications

<b>Design</b>	Discharge	2, 3, 4, 6, 8, 10, 12 inch
	Horsepower	2 to 60
	Capacity	13 to 4000 GPM
	Total head	7 to 243 feet
	Max.Liquid temp.	104°F/40°C
<b>Speed</b>		1800 RPM
<b>Materials</b>	Casing	Cast Iron
	Impeller	Cast Iron (2 to 60HP) Ductile Iron (150-300DLFU, 40 to 60HP)
	Shaft	403 Stainless Steel, 2 to 5HP 420 Stainless Steel, 7½ to 60HP
	Motor Frame	Cast Iron
	Fastener	304 Stainless Steel
<b>Construction</b>	<b>Mechanical Seal</b>	Double Mechanical Seal
	Material – Upper	Carbon/Ceramic
	Material – Lower	Optional: Tungsten Carbide/Tungsten/Carbide Silicon Carbide/Silicon Carbide, 2 to 60HP Optional: Tungsten Carbide/Tungsten/Carbide Tungsten Carbide/Tungsten Carbide, 150-300DLFU, 50 & 60 HP
	Impeller Type	Semi-open, 2 to 30HP Enclosed, 40 to 60HP
	Bearing	Prelubricated Ball Bearing
	Motor	2-5hp = Class F Insulation, 7.5-60hp = Class H Insulation Optional: FM Explosion Proof Class 1, Division 1, Group C, D
	Three Phase	208/230V, 460V
	Service Factor	1.15
	Motor Protection	Built-in Thermal Detector - Klixon Mechanical Seal Leakage - Float Switch
<b>Submersible Cable</b>		2 to 5HP - 33 ft. standard cable length 7½ to 60HP - 40 ft. standard cable length Optional _____ ft. (customer specified)
<b>Accessories</b>		Optional ODC System



Please note: Overlap in coverage is designated by the two numbers; for example "9 / 10". Refer to the legend left for the specific model numbers.



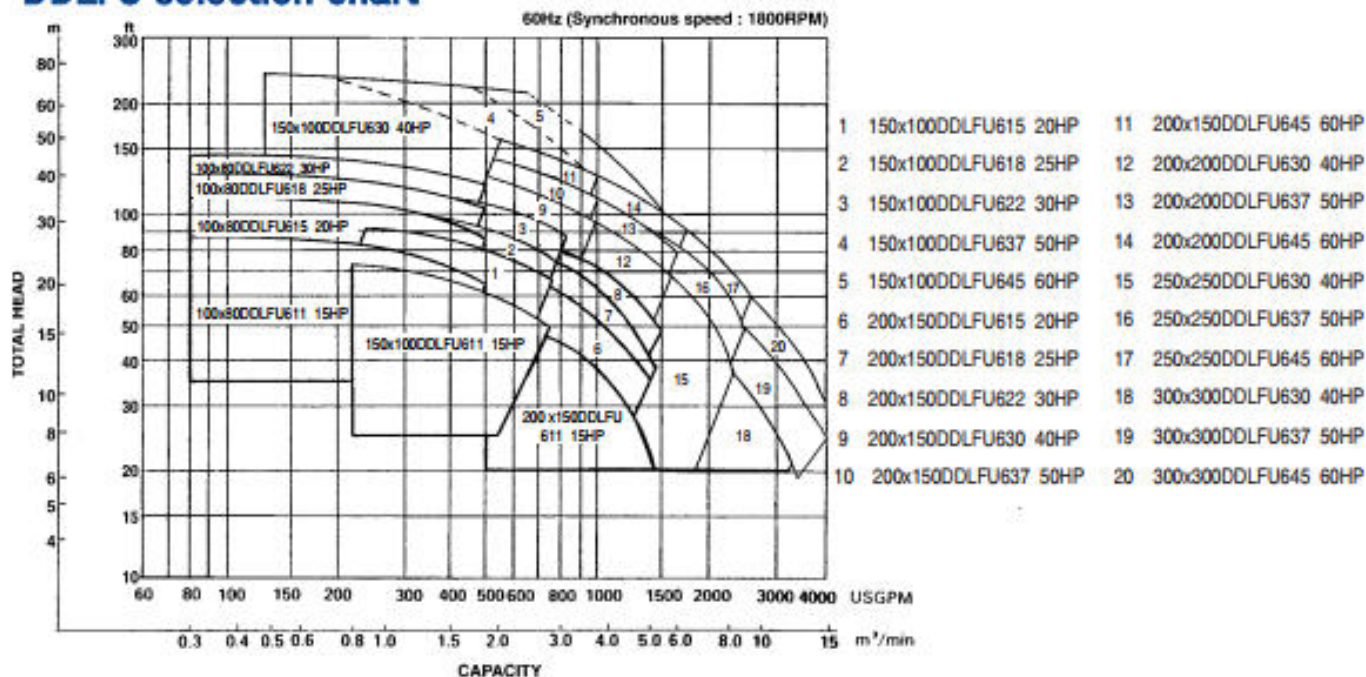
# Model DDLFU



## Standard Specifications

<b>Design</b>	Discharge	4"×3", 6"×4", 8"×6", 8"×8", 10"×10", 12"×12"
	Horsepower	15 to 60HP
	Capacity	80 to 4000 GPM
	Total head	20 to 243 feet
	Max.Liquid temp.	104°F/40°C
<b>Speed</b>		1800 RPM
<b>Materials</b>	Casing	Cast Iron
	Impeller	Cast Iron
	Shaft	420 Stainless Steel
	Motor Frame	Cast Iron
	Fastener	304 Stainless Steel
<b>Construction</b>	<b>Mechanical Seal</b>	
	Double Mechanical Seal – Tandem Arrangement	
	Material – Upper	Carbon/Ceramic
	Material – Lower	Optional: Tungsten Carbide/Tungsten/Carbide
		Silicon Carbide/Silicon Carbide
		Optional: Tungsten Carbide/Tungsten/Carbide
		Tungsten Carbide/Tungsten Carbide
	Impeller Type	(200×150DDLFU and greater, 50 & 60 HP only)
		Semi-open for 15 to 30HP
	Bearing	Enclosed for 40 to 60HP
		Prelubricated Ball Bearing
	Motor	2-5hp=Class F Insulation, 7.5-60hp=Class H Insulation
		Optional: FM Explosion Proof Class 1, Division 1, Group C, D
		208/230V, 460V
	Three Phase	1.15
	Service Factor	Built-in Thermal Detector - Klixon
	Motor Protection	Mechanical Seal Leakage - Float Switch
<b>Submersible Cable</b>	40 ft. standard cable length, Optional 66 ft.	
	Optional _____ ft. (customer specified)	

## DDLFU selection chart



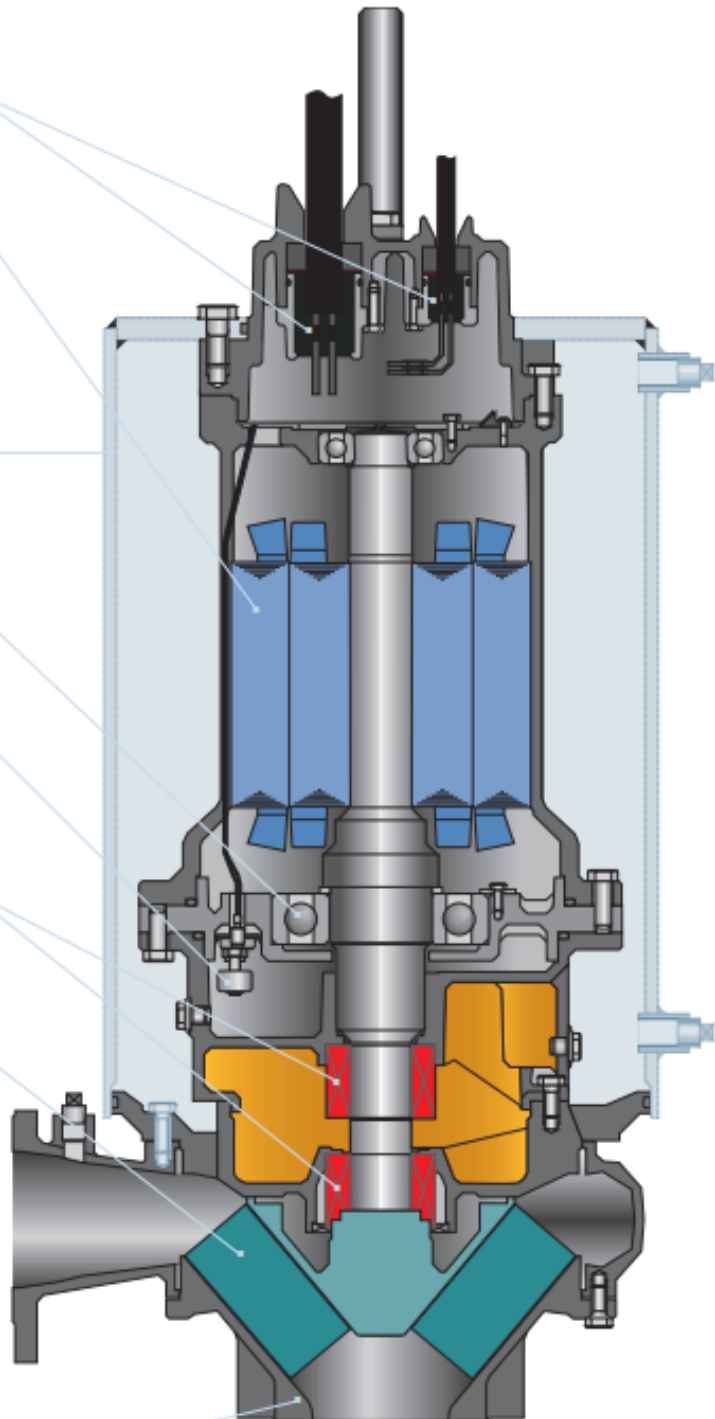
# Model **DLFU** DLKFU, DDLFU

## Features

- **Watertight cable entry system** prevents capillary action and protects against moisture; reduces maintenance costs
- **Heavy duty, high efficiency, air filled** motor dissipates heat easily; thermal protection in each phase of windings protects; operates cooler with higher efficiencies; longer service life with lower operating costs
- **Self cooling jacket** (Model DDLFU) eliminates the need for external pumping devices or special heat transfer fluids; offers simplicity and high reliability by effectively dissipating heat in dry pit applications only
- **Single and double row thrust bearings** carries thrust loads with L-10 life of 60,000 hours; ensures long, dependable operation and lowers maintenance costs
- **Mechanically actuated float switch** provides early warning of mechanical seal failure; avoids costly motor repairs
- **Double mechanical seals – silicon carbide lower seals, carbon/ceramic upper** – hard faced upper and lower seals operate in an oil bath; providing longer service life and lower maintenance costs
- **High efficiency impellers** pass large solids with high outputs and reduces power consumption; impellers are optimized for hydraulic coverage; lowers operating costs

**Model DLKFU** series pumps are designed to tackle clogging challenges with enhanced passage capabilities for handling of fibrous waste. The design features address the most common reasons for clogging caused by fibrous materials: Reduces material caught on the vane tips, increases inlet pressure which keeps debris moving instead of recirculating and E-eliminator groove disrupts the accumulation of fibrous debris

- **Replaceable wear components** maintains working clearances while reducing casing and volute costs



## Cable Entry System

- Primary seal – grommet (NBR)
- Secondary sealing – O-rings (NBR)
- Epoxy resin – prevents capillary action
- Solid joint butt connector (copper)
- Cable gland (grey cast iron)
- Solid joint butt connector (copper)

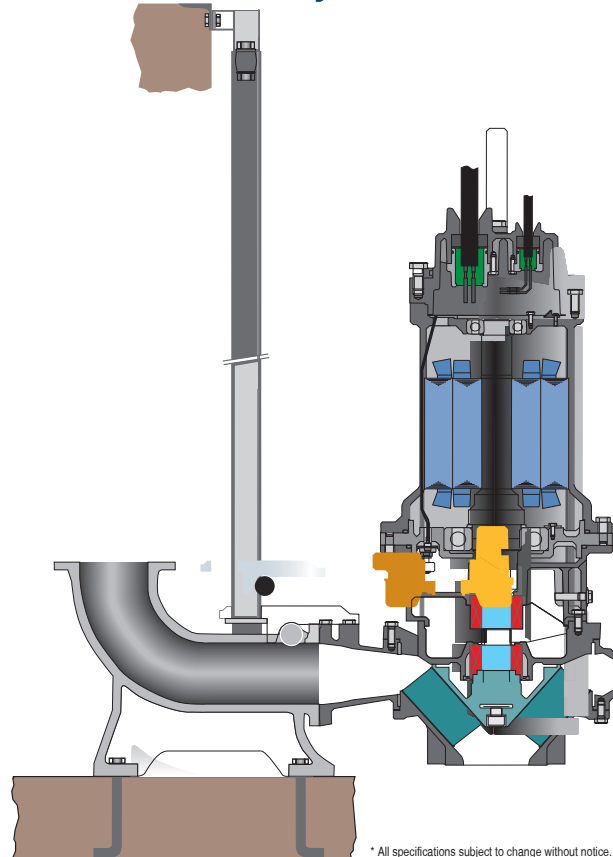
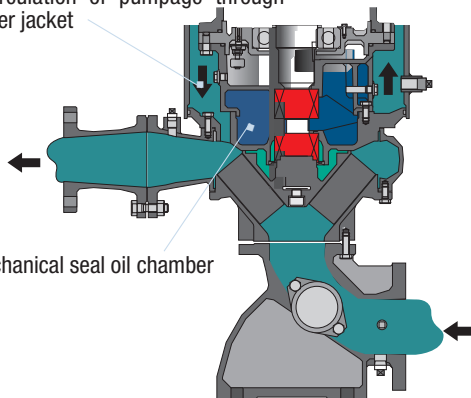
**Note:** Entry system is the same for both power and control cables.

## QDC & Slide Rail System

## DDLUFU Dry Pit Design

- Motor cooling is provided by internal recirculation of pumpage through water jacket

- Mechanical seal oil chamber



\* All specifications subject to change without notice.



**EBARA Fluid Handling**

1651 Cedar Line Drive • Rock Hill, SC 29730 • t (803) 327 - 5005 • f (803) 327 - 5097

[www.pumpsebara.com](http://www.pumpsebara.com)

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EFHDLFU1011



# EBARA K-Series

An increased frequency of submersible wastewater pumps clogging due to an abundance of improperly disposed materials entering waste streams have plagued pump manufacturers and municipal wastewater facilities over the past decade. Efforts by municipalities to restrict occurrences of such materials entering the system are not always successful.

Ebara DLKF series pumps are designed to tackle these challenges. The Ebara K-series submersible sewage pump maintains the same quality and durability of the Ebara DLF line but with enhanced passage capabilities for handling of fibrous waste.



Adjustable wear plate with an E-eliminitor groove.

Modified vane profiles.

The Ebara K-series design features address the most common reasons for clogging caused by fibrous materials. This design:

- Reduces material caught on the vane tips
- Increases inlet pressure which keeps debris moving instead of recirculating
- E-eliminitor groove disrupts the accumulation of fibrous debris.

When applied as designed, Ebara submersible DLF-series pumps continue to offer superior solids handling for up to three-inch spherical solids. In most applications the standard D-series design can sufficiently handle your pumping requirements, but when the situation calls for something more, choose Ebara K-series.

K-series pumps are available for new equipment sales and as a conversion kit for installed Ebara pumps.

## Field Trials

have shown that the Ebara K-series pumps have dramatically reduced and in some cases eliminated clogging pumps.

### South Carolina Municipality:

80DLMF (3 HP), multiple clogging occurrences per week pumps converted to 80DLMKF 9/24/09 – **no clogs as of 9/2/2010**

### South Carolina Municipality:

80DLCMF (10 HP), two clogging occurrences per week pumps converted to 80DLCMKF 7/23/09 – **no clogs as of 9/2/2010**

### South Carolina Municipality:

80DLMF (7 1/2 HP) multiple clogging occurrences per week, pumps converted to 80DLMKF 11/17/09 – **no clogs as of 9/2/2010**

### Ohio Municipality:

100DLMF (15HP) , daily clogging occurrences upgraded to 100DLMKF 10/23/09 – **no clogs as of 9/2/2010**

### Iowa Municipality:

100DLMF (10HP), multiple clogging occurrences per week, upgraded to 100DLMKF 11/12/09 – **no clogs as of 9/2/2010**

### Florida Municipality:

150DLFU618 (25 HP) 11/5/09 two clogging occurrences per week, upgraded to 150DLKFU618 – **no clogs as of 9/2/2010**



**EBARA Pumps Americas Corporation**

(803) 327-5005 [www.pumpsebara.com](http://www.pumpsebara.com)  
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## EBARA Submersible Sewage Pumps

## DLFMU—Explosion Proof Non-clog

### Specifications

#### A. General:

Provide FM explosion proof submersible non clog sewage pumps suitable for continuous duty operation underwater without loss of watertight integrity to a depth of 65 feet. Pump system design shall include a guide rail system be such that the pump will be automatically connected to the discharge piping when lowered into place on the discharge connection. The pump shall be easily removable for inspection or service, requiring no bolts, nuts, or other fasteners to be disconnected, or the need for personnel to enter the wet well. The motor and pump shall be designed, manufactured, and assembled by the same manufacturer.

#### B. Manufacturer:

EBARA International Corporation

#### C. Pump Characteristics:

Pumps shall conform to the following requirements:

Number of units	
Design flow (gpm)	
Design TDH (ft)	
Minimum shut off head (ft)	
RPM	1800
Maximum HP	
Minimum efficiency at design (%)	
Minimum power factor at design (%)	
Voltage/HZ	208/230V, 460V / 60
Phase	3

#### D. Pump Construction:

All major parts of the pumping unit(s) including casing, impeller, suction cover, wear rings, motor frame and discharge elbow shall be manufactured from gray cast iron, ASTM A-48 Class 30. Castings shall have smooth surfaces devoid of blow holes or other casting irregularities. Casing design shall be centerline discharge with a large radius on the cut water to prevent clogging. Units shall be furnished with a discharge elbow and 125 lb. flat face ANSI flange. All exposed bolts and nuts shall be 304 stainless steel. All mating surfaces of major components shall be machined and fitted with NBR O-rings where watertight sealing is required. Machining and fitting shall be such that sealing is accomplished by automatic compression of O-rings in two planes and O-ring contact is made on four surfaces without the requirement of specific torque limits. Internal and external surfaces are prepared to SSPC-VIS1-3-63 then coated with a zinc-rich epoxy primer. The external surfaces are then coated with a H.B. Teneme-Tar 46-413 coal tar epoxy.

##### 1. Impellers:

- For units 2 to 5HP, the impeller shall be single or radial multi-vane, semi-open design. It shall be dynamically balanced and shall be designed for solids handling with a long throat without acute turns. The inlet edge of the impeller vanes shall be angled toward the impeller periphery so as to facilitate the release of objects that might otherwise clog the pump. The 2 to 5 HP impeller design shall also include back pump out vanes to reduce the pressure and entry of foreign materials into the mechanical seal area. In addition, a lip seal shall be located behind the impeller hub to further reduce the entry of foreign materials into the seal area. Impellers shall be direct connected to the motor shaft with a slip fit, key driven, and secured with an impeller bolt. The design shall include a replaceable cast iron suction cover. The suction cover shall be designed such that it may be adjusted to maintain working clearances and hydraulic efficiencies.
- For units 7½ to 30 HP, the impeller shall be a mixed flow multi-vane semi-open design. It shall be dynamically balanced and shall be designed for solids handling with a long throat without acute turns. The inlet edge of the impeller vanes shall be angled toward the impeller periphery so as to facilitate the release of objects that might otherwise clog the pump. The 7½ to 30 HP impeller design shall also include back pump out vanes to reduce the pressure and entry of foreign materials into the mechanical seal area. In addition, a lip seal shall be located behind the impeller hub to further reduce the entry of foreign materials into the seal area. Impellers shall be direct



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2-162  
rev. 10/11



## EBARA Submersible Sewage Pumps Specifications

## DLFMU—Explosion Proof Non-clog

connected to the motor shaft with a slip fit, key driven, and secured with an impeller bolt. The design shall include a replaceable cast iron suction cover. The suction cover shall be designed such that it may be adjusted to maintain working clearances and hydraulic efficiencies.

c. For high head units, 4" discharge, 40 to 60 HP shall have a radial multi-vane, enclosed impeller design. It shall be dynamically balanced and shall be designed for solids handling with a long throulet without acute turns. The inlet edge of the impeller vanes shall be angled toward the impeller periphery so as to facilitate the release of objects that might otherwise clog the pump. A lip seal shall be located behind the impeller hub to reduce the entry of foreign materials into the mechanical seal area. Impellers shall be direct connected to the motor shaft with a slip fit, key driven, and secured with an impeller bolt. The design shall include a replaceable casing wear ring at the pump suction to maintain working clearances and hydraulic efficiencies.

d. For units 6" to 12" discharge sizes, 40 to 60 HP, the impeller shall be a mixed flow multi-vane enclosed design. It shall be dynamically balanced and shall be designed for solids handling with a long throulet without acute turns. The inlet edge of the impeller vanes shall be angled toward the impeller periphery so as to facilitate the release of objects that might otherwise clog the pump. A lip seal shall be located behind the impeller hub to reduce the entry of foreign materials into the seal area. Impellers shall be direct connected to the motor shaft with a slip fit, key driven, and secured with an impeller bolt. The design shall include a replaceable casing wear ring at the pump suction to maintain working clearances and hydraulic efficiencies.

Optional K-series design:

e. For units 2 to 5HP, the impeller shall be single or radial multi-vane, semi-open design. It shall be dynamically balanced and shall be designed for solids handling with a long throulet without acute turns. The inlet edge of the impeller vanes shall be angled toward the impeller periphery so as to facilitate the release of objects that might otherwise clog the pump. The 2 to 5 HP impeller design shall also include back pump out vanes to reduce the pressure and entry of foreign materials into the mechanical seal area. In addition, a lip seal shall be located behind the impeller hub to further reduce the entry of foreign materials into the seal area. Impellers shall be direct connected to the motor shaft with a slip fit, key driven, and secured with an impeller bolt. The design shall include a replaceable cast iron suction cover. The suction cover shall contain a groove(s) perpendicular to the suction opening to disrupt fibrous solids that may otherwise become lodged between the impeller and suction cover. The suction cover shall be designed such that it may be adjusted to maintain working clearances and hydraulic efficiencies.

f. For units 7½ to 30 HP, the impeller shall be a mixed flow multi-vane semi-open design. It shall be dynamically balanced and shall be designed for solids handling with a long throulet without acute turns. The inlet edge of the impeller vanes shall be angled toward the impeller periphery so as to facilitate the release of objects that might otherwise clog the pump. The 7½ to 30 HP impeller design shall also include back pump out vanes to reduce the pressure and entry of foreign materials into the mechanical seal area. In addition, a lip seal shall be located behind the impeller hub to further reduce the entry of foreign materials into the seal area. Impellers shall be direct connected to the motor shaft with a slip fit, key driven, and secured with an impeller bolt. The design shall include a replaceable cast iron suction cover. The suction cover shall contain a groove(s) perpendicular to the suction opening to disrupt fibrous solids that may otherwise become lodged between the impeller and suction cover. The suction cover shall be designed such that it may be adjusted to maintain working clearances and hydraulic efficiencies.

### 2. Mechanical Seals

a. For units 2 to 5 HP, double mechanical seals operating in an oil bath shall be provided on all units. The oil filled seal chamber shall be designed to prevent over-filling and include an anti-vortexing vane to insure proper lubrication of both seal faces. Lower face materials shall be silicon carbide, upper faces carbon vs. ceramic, NBR elastomers, and 304SS hardware. Seal system shall not rely on pumping medium for lubrication.

b. Units 7½ to 60 HP shall be designed to include a double mechanical seal in a tandem arrangement. Each seal shall be positively driven and act independently with its own spring system. The upper seal operates in an oil bath, while the lower seal is lubricated by the oil from between the shaft and the seal faces, and in contact with

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## EBARA Submersible Sewage Pumps

## DLFMU—Explosion Proof Non-clog

### Specifications

the pumpage. The oil filled seal chamber shall be designed to prevent over-filling and include an anti-vortexing vane to insure proper lubrication of both seal faces. Lower face materials shall be silicon carbide (tungsten carbide for 150-300 DLFU 50 & 60 HP only), upper faces carbon vs. ceramic, NBR elastomers, and 304SS hardware. Seal system shall not rely on pumping medium for lubrication.

#### E. Motor Construction:

The pump motor shall be FM Explosion Proof, Class 1, Division 1, Groups C, D. The design shall be an air filled induction type with a squirrel cage rotor, shell type design, built to NEMA MG-1, Design B specifications. Stator windings shall be copper, insulated with moisture resistant Class H insulation (Class F for 2-5HP). The stator shall be dipped and baked three times in Class H varnish (Class F for 2-5HP) and heat shrunk fitted into the stator housing. Rotor bars and short circuit rings shall be manufactured of cast aluminum. Motor shaft shall be one piece AISI403 material for 2 to 5 HP, AISI420 for 7½ to 60 HP material, rotating on two permanently lubricated ball bearings designed for a minimum B-10 life of 60,000 hours. Motor service factor shall be 1.15 and capable of up to 20 starts per hour. The motor shall be designed for continuous duty pumping at a maximum sump temperature of 104°F. Voltage and frequency tolerances shall be a maximum 10 / 5% respectively. Motor over temperature protection shall be provided by miniature thermal protectors embedded in the windings. Mechanical seal failure protection shall be provided by a mechanical float switch located in a chamber above the seal. This switch shall be comprised of a magnetic float that actuates a dry reed switch encapsulated within the stem. Should the mechanical seal fail, liquid shall be directed into the float chamber, in which the rising liquid activates the switch opening the normally closed circuit. For units 2 to 10 HP the float body and float shall be a polypropylene material with a 316SS stopper. Units 15 HP and greater, the float switch components shall be 304SS. The motor shall be non-overloading over the entire specified range of operation and be able to operate at full load intermittently while unsubmerged without damage to the unit.

Power cable jacket shall be manufactured of an oil resistant chloroprene rubber material, designed for submerged applications. Cable shall be watertight to a depth of at least 65'. The cable entry system shall comprise of primary, secondary, and tertiary sealing methods. The primary seal shall be achieved by a cylindrical elastomeric grommet compressed between the motor cover and a 304SS washer. Secondary sealing is accomplished with a compressed O-ring made of NBR material. Compression and subsequent sealing shall preclude specific torque requirements. The system shall also include tertiary sealing to prevent leakage into the motor housing due to capillary action through the insulation if the cable is damaged or cut. The cable wires shall be cut, stripped, re-connected with a copper butt end connector, and embedded in epoxy within the cable gland. This provides a dead end for leakage through the cable insulation into the motor junction area. The cable entry system shall be the same for both the power and control cables.

#### F. Guide Rail system:

Design shall include two (2) 304SS schedule 40 guide rails sized to mount directly to the quick discharge connector, QDC, at the floor of the wetwell and to a guide rail bracket at the top of the wetwell below the hatch opening, (refer to project drawings). Intermediate guide brackets are recommended for rail lengths over 15 feet.

Guide rails are not part of the pump package and shall be supplied by others.

The QDC shall be manufactured of cast iron, ASTM A48 Class 30. It shall be designed to adequately support the guide rails, discharge piping, and pumping unit under both static and dynamic loading conditions with support legs that are suitable for anchoring it to the wetwell floor. The face of the inlet QDC flange shall be perpendicular to the floor of the wetwell. The discharge flange of the QDC shall conform to ANSI B16.1 Class 125.

The pump design shall include an integral self-aligning sliding bracket. Sealing of the pumping unit to the QDC shall be accomplished by a single, linear, downward motion of the pump. The entire weight of the pump unit shall be guided to and wedged tightly against the inlet flange of the QDC, making metal to metal contact with the pump discharge forming a seal without the use of bolts, gaskets or O-rings.

A stainless steel lifting chain of adequate length for removing and installing the pump unit is recommended. The chain shall have a round link with a 2¼" inside diameter every two feet. This link will allow for a sliding pinch bar through the link to pick the chain, more than once if necessary, at multiple intervals during pump removal and installation.

# EBARA Submersible Sewage Pumps

**DLFU**

## Model Designation

	100	DLF/DLMF	U	6	1.5		2
DISCHARGE SIZE – mm							
50mm – 2"	200mm – 8"						
80mm – 3"	250mm – 10"						
100mm – 4"	300mm – 12"						
150mm – 6"							
MODEL TYPE							
DLF/DLMF – submersible sewage pump							
DLFM/DLMFM – FM explosion proof designation							
GEOGRAPHIC DESIGNATION							
U – U.S.A. market							
HERTZ							
6 – 60							
RATED KW							
1.5 – 2HP	7.5 – 10HP		22 – 30HP				
2.2 – 3HP	11 – 15HP		30 – 40HP				
3.7 – 5HP	15 – 20HP		37 – 50HP				
5.5 – 7½HP	18 – 25HP		45 – 60HP				
PHASE							
none – three phase							
VOLTAGE							
2 – 208/230							
4 – 480							
5 – 575							



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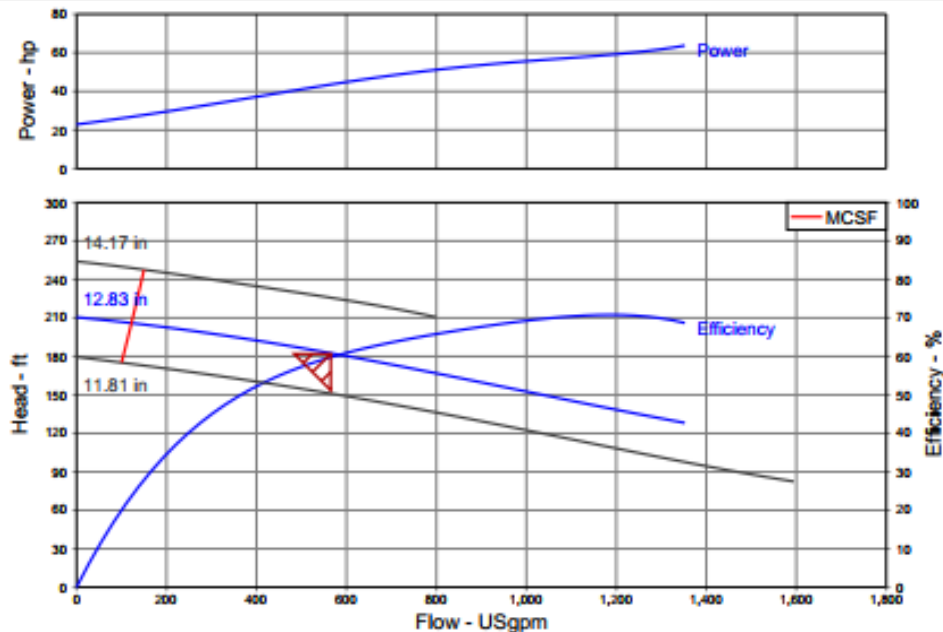
rev 01/02



Customer :  
Reference :

# Pump Performance Datasheet Ebara Quotation System 20.0.3

Item number	: 003	Product Description	: 100DLFU645
Service	:	Stages	: 1
Quantity	: 3	Based on curve number	: DL-C601-9608-60
Quote number	: 1129937	Date last saved	: 06 Mar 2020 2:09 PM
<b>Operating Conditions</b>		<b>Liquid</b>	
Flow, rated	: 565.0 USgpm	Liquid type	: Water
Differential head / pressure, rated (requested)	: 182.0 ft	Additional liquid description	:
Differential head / pressure, rated (actual)	: 182.5 ft	Solids diameter, max	: 0.00 in
Suction pressure, rated / max	: 0.00 / 0.00 psig	Solids concentration, by volume	: 0.00 %
NPSH available, rated	: Ample	Temperature, max	: 68.00 deg F
Frequency	: 60 Hz	Fluid density, rated / max	: 1.000 / 1.000 SG
<b>Performance</b>		Viscosity, rated	: 1.00 cP
Speed, rated	: 1800 rpm	Vapor pressure, rated	: 0.00 psia
Impeller diameter, rated	: 12.83 in	<b>Material</b>	
Impeller diameter, maximum	: 14.17 in	Material selected	: Cast Iron
Impeller diameter, minimum	: 11.81 in	<b>Pressure Data</b>	
Efficiency	: 59.78 %	Maximum working pressure	: 91.12 psig
NPSH required / margin required	: - / 0.00 ft	Maximum allowable working pressure	: N/A
Ns (Imp. eye flow) / Nss (Imp. eye flow)	: 921 / - US Units	Maximum allowable suction pressure	: N/A
MCSF	: 121.7 USgpm	Hydrostatic test pressure	: N/A
Head, maximum, rated diameter	: 210.5 ft	<b>Driver &amp; Power Data (@Max density)</b>	
Head rise to shutoff	: 15.33 %	Driver sizing specification	: Rated power
Flow, best eff. point	: 1,186.6 USgpm	Margin over specification	: 0.00 %
Flow ratio, rated / BEP	: 47.61 %	Service factor	: 1.00
Diameter ratio (rated / max)	: 90.56 %	Power, hydraulic	: 26.04 hp
Head ratio (rated dia / max dia)	: 80.84 %	Power, rated	: 43.56 hp
Cq/Ch/Ce/Cn [ANSI/HI 9.6.7-2010]	: 1.00 / 1.00 / 1.00 / 1.00	Power, maximum, rated diameter	: 63.71 hp
Selection status	: Acceptable	Minimum recommended motor rating	: 60.00 hp / 44.74 kW (Fixed)

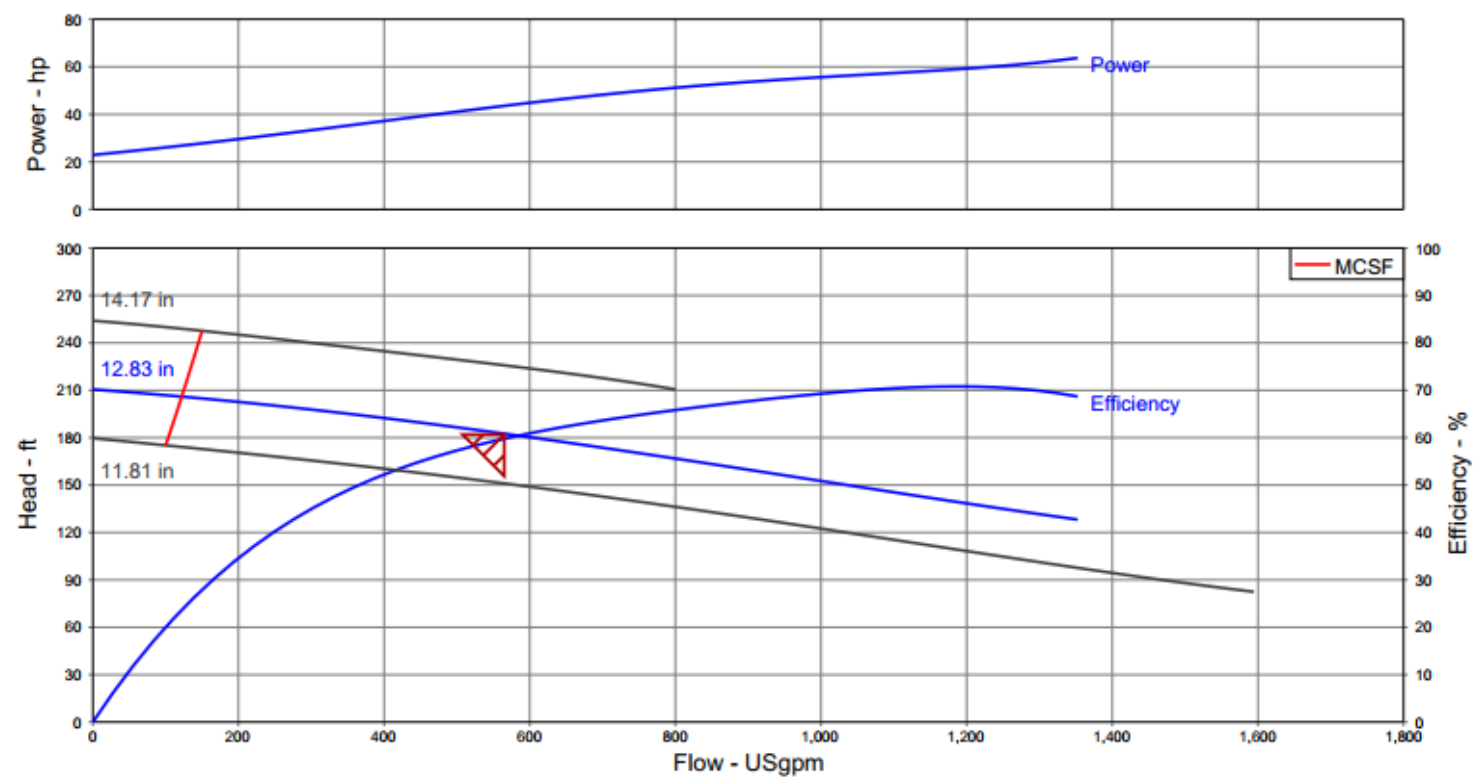


GIERLICH-MITCHELL, INC  
10533 PROGRESS WAY, STE A, CYPRESS, CA 90630 USA  
Tel: 512-454-4845 Fax: 512-467-8463 glerlich-mitchell.com



Customer :  
 Reference :

**Pump Performance Curve**  
 Ebara Quotation System 20.0.3



Item number	: 003	Product Description	: 100DLFU645	Flow, rated	: 565.0 USgpm
Service	:	Stages	: 1	Differential head / pressure, rated	: 182.0 ft
Quantity	: 3	Speed, rated	: 1800 rpm	NPSH required	: -
Quote number	: 1129937	Based on curve number	: DL-C601-9608-60	Fluid density, rated / max	: 1.000 / 1.000 SG
Date last saved	: 06 Mar 2020 2:09 PM	Efficiency	: 59.78 %	Viscosity	: 1.00 cP
		Power, rated	: 43.56 hp	Cq/Ch/Ce/Cn [ANSI/HI 9.6.7-2010]	: 1.00 / 1.00 / 1.00 / 1.00

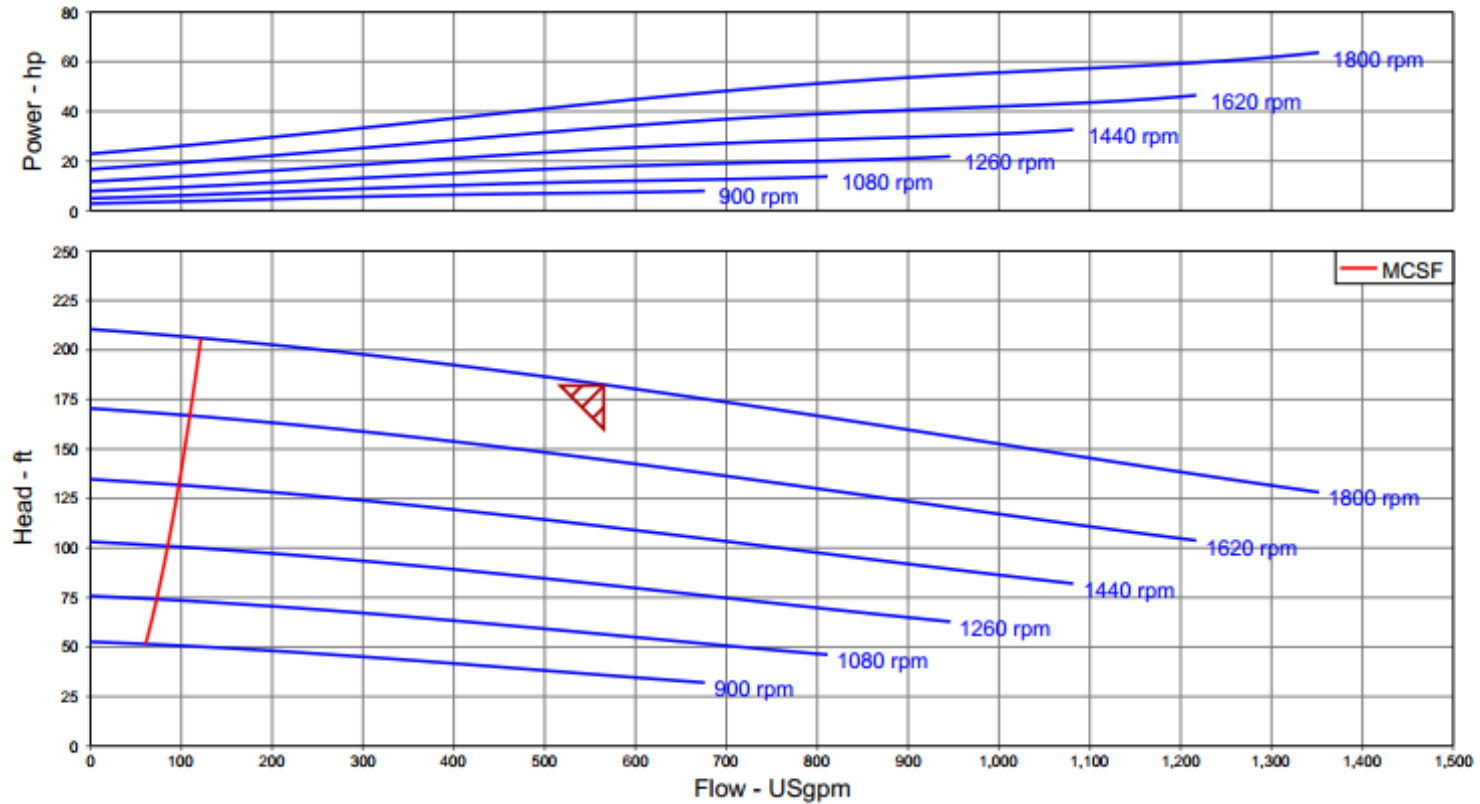
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 Tel: 512-454-4845 Fax: 512-467-8463 gierlich-mitchell.com



Customer :  
 Reference :

# Multi-Speed Performance Curve

Ebara Quotation System 20.0.3



Item number	: 003	Product Description	: 100DLFU645	Flow, rated	: 565.0 USgpm
Service	:	Stages	: 1	Differential head / pressure, rated	: 182.0 ft
Quantity	: 3	Efficiency	: 59.78 %	Speed, rated	: 1800 rpm
Quote number	: 1129937	Power, rated	: 43.56 hp	Impeller diameter, rated	: 12.83 in
Based on curve number	: DL-C601-9608-60	NPSH required	: -	Fluid density, rated / max	: 1.000 / 1.000 SG
Date last saved	: 06 Mar 2020 2:09 PM	Frequency	: 60 Hz	Viscosity	: 1.00 cP
		Nominal speed	: 1800 rpm	Cq/Ch/Ce/Cn [ANSI/HI 9.6.7-2010]	: 1.00 / 1.00 / 1.00 / 1.00

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Ebara Quotation System 20.0.3

## Construction Datasheet

Customer	:	Quote number	: 1129937
Customer reference	:	Pump Model	: 100DLFMU6454
Sales Order	: -	Quantity	: 3
Job Name	: -	Date last saved	: 06 Mar 2020 2:09 PM
Pump Data			
FM Approved	Yes	Insulation Class	H
Discharge Size (in)	4	Service Factor	1.15
Discharge Size (mm)	100	Motor Protection	
Hertz	60	Thermal Detection	Klixons
Rated KW	45	Leakage Detection	Float Switch
Horsepower	60	Cable Length (ft)	50.00 ft
Phase	Three	Max Submergence (ft)	65
Voltage	480	Impeller Type	Enclosed
Max Water Temperature Â°F	104	Impeller Design	Radial
Max Water Temperature Â°C	40	Number of Vanes	2
Max Solid Diameter	3.00 in	Back P.O. Vanes	Yes
Synchronous Speed (RPM)	1800		
Pump Materials of Construction			
Casing	Cast Iron	Shaft	420 SS
Impeller	Cast Iron	Key	420 SS
Intermediate Casing	Cast Iron	Motor Frame	Cast Iron
Suction Cover	Cast Iron	O-Rings	NBR
Wear Ring	304 SS	Fastener	304 SS
Mechanical Seal and Ball Bearing Data			
Mechanical Seal Size (mm)	-	Lubricating Oil	
Mechanical Seal Material		Capacity (oz)	240
Upper Side	Carbon Ceramic	Capacity (cc)	7000
Lower Side	Silicon Carbide/Silicon Carbide	Name	Turbine Oil #32
Ball Bearing			
Upper	5315ZZDR		
Lower	6310ZZ		
QDC and Accessories			
QDC Model	LL125 HH	Lifting Chain	-
Discharge Elbow (in)	5 x 4	Material	-
Upper Guide Bracket	UGBE2-316	Size (mm)	-
Intermediate Guide Bracket	IGBLL1254-316	Standard Length (ft)	-
Estimated Weights (lbs)			
Pump	1,116.0 lb	Intermediate Guide Bracket	12.00 lb
QDC	175.0 lb	Lifting Chain	0.00 lb
Upper Guide Bracket	4.00 lb	Total Weight	1,307.0 lb

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Ebara Quotation System 20.0.3

## Motor Datasheet

Customer	:	Quote number	: 1129937
Customer reference	:	Pump Model	: 100DLFMU6454
Sales Order	: -	Quantity	: 3
Job Name	: -	Date last saved	: 06 Mar 2020 2:09 PM

### Motor Data

Nameplate Rating		100% Load	
Horsepower	60	Full Load (A)	77.5
Rated KW	45	Efficiency (%)	87.2
Phase	Three	Power Factor (%)	83.3
Voltage	460	Speed (min1)	1786
Poles	4	Resistance at 20Â°C (OHMS)	0.103
Current (A)	77.5	Locked Rotor Torque (%)	175
Speed (min1)	1770	Locked Rotor Current (A)	523
Insulation Class	H	Vibration (Micron)	15
No Load Test		Noise Phon (50cm)	65
Amperes	30.8	Number Starts Per Hour	20
Watts	3900	Design Standard	NEMA MG1 Part 31.4.4.2
		Voltage Tolerance (%)	± 10
		Frequency Tolerance (%)	± 5
		Symbols	EM

### Power Cable Data

Gauge (AWG)	W #4 + #4	Nominal Insulator Thickness	1.52
Number of Conductors	4 + 4	Sheath Thickness (mm)	4.2
Detail of Conductor	-	Cable O.D. (mm)	32.26
Qty/Dia of Wire (PCS/mm)	259/0.32	Resistance at 20Â°C	0.96
Diameter (mm)	6.7	Max Cable Length (ft)	656

### Control Cable Data

Gauge (AWG)	#18	Nominal Insulator Thickness	0.76
Number of Conductors	5	Sheath Thickness (mm)	2.2
Detail of Conductor	-	Cable O.D. (mm)	12.32
Qty/Dia of Wire (PCS/mm)	16/0.25	Resistance at 20Â°C	24.23
Diameter (mm)	1.2	Max Cable Length (ft)	-





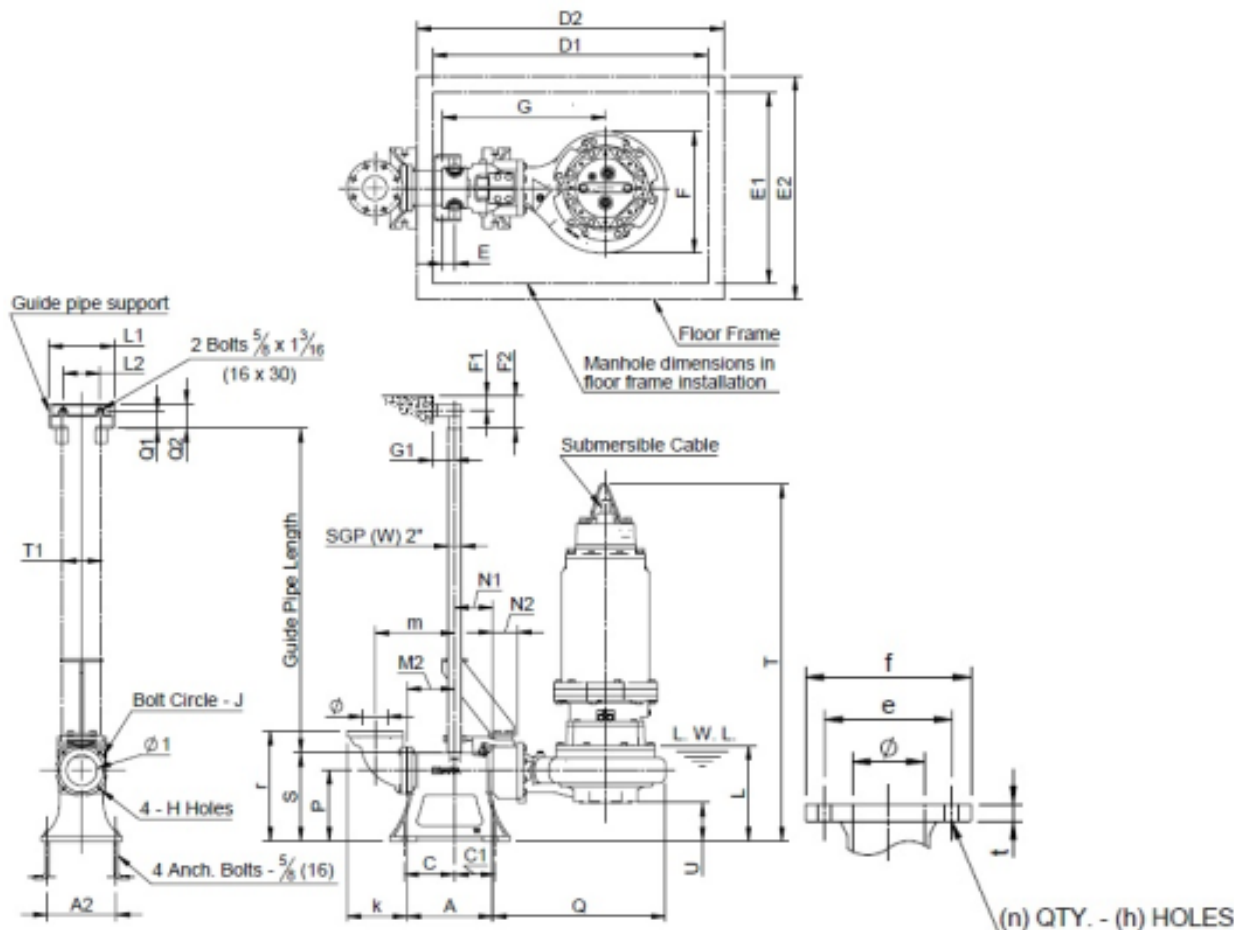
## General Arrangement

### EBARA Pumps

#### Dimensions

Model: 100DLFMU6454 460V - Weight 1,116.0 lb

QDC Model: Non-Spark LLE125 HH 5" Base - Weight 175.0 lb



PUMP & MOTOR					
F	G	L	Q	T	U
19.67	36.87	61.22	27.76	67.66	6.18

Discharge Flange (ANSI 125 PSI FF)								
ø (mm/In)	e	f	t	n	h	r	m	k
100 / 4	7.62	9.02	0.84	0.31	0.75	17.72	12.80	9.85

QDC															
A	A1	A2	B1	B2	C	C1	H	J	M2	N	N1	N2	P	S	a1
14.67	-	11.02	-	-	8.07	6.60	0.76	8.27	7.68	-	6.10	3.94	11.42	14.25	4.92

UGB								
E	F1	F2	G1	L1	L2	Q1	Q2	T1
1.97	1.67	3.64	3.64	10.66	6.91	2.76	3.94	6.30

ACCESS HOLE			
D1	D2	E1	E2
43.31	43.43	31.50	36.61

#### NOTES:

1. Dimensions are in Inches

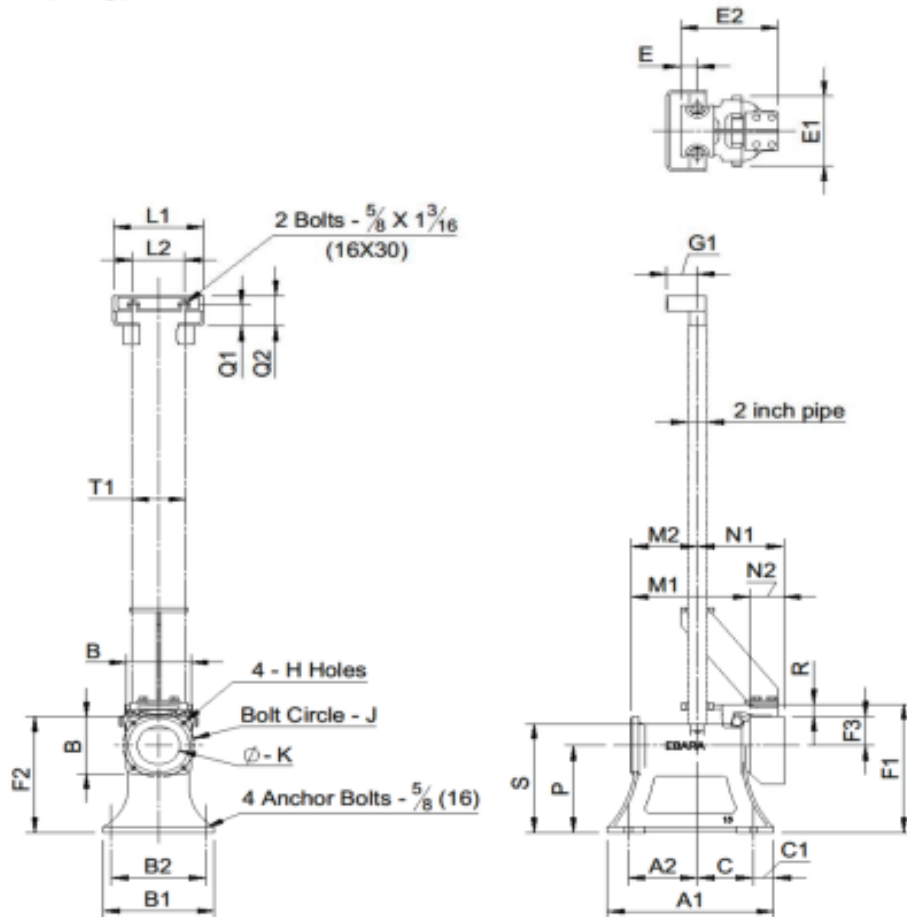
## EBARA Quick Discharge Connector

### Dimensions

Project: Model: Chk'd: Date:

### Model LLE125HH

Weight: 183 Lb (83 kg)



### Dimensions: inch

A1	A2	B	B1	B2	C	C1	E	E1	E2	F1
19.31	8.06	7.50	13	11	6.50	2.38	1.81	7.88	11.25	16.94
F2	F3	G1	H	J	K	L1	L2	M1	M2	N1
15.19	3.94	3.56	0.75	8.25	5	10.56	5.88	13.75	7.69	2.75
N2	P	Q1	Q2	R	S	T1				
4	11.44	2.75	3.94	1.56	14.25	6.31				

### Dimensions: mm

A1	A2	B	B1	B2	C	C1	E	E1	E2	F1
490	205	190	330	280	165	60	46	200	286	430
F2	F3	G1	H	J	K	L1	L2	M1	M2	N1
385	100	90	19	210	125	268	150	350	195	70
N2	P	Q1	Q2	R	S	T1				
100	290	70	100	40	362	160				



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rev 04/16

## EBARA Submersible Pumps

### Technical Information

Project: \_\_\_\_\_ Model: \_\_\_\_\_ Clik'd: \_\_\_\_\_ Date: \_\_\_\_\_

### Thermal Protection

The motor shall be equipped with a protector such as automatic cut-off device and thermal protector. The motors described below shall incorporate Miniature Thermal Protectors (MTP) which are embedded in the windings.

When temperature of the winding raises and reaches the MTP acting point, the motor protection circuit is activated to protect motor from over heat.

#### 1. Applicable model

Model: DGFU, DLFU, DLKFU, DVFU, DDLFU

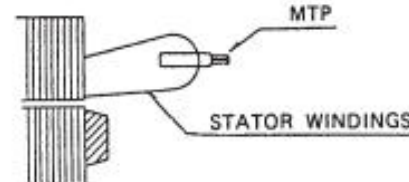
#### 2. MTP Specifications:

Model	KLIXON 9700K-66-215
Type of Contact	b (Normally-Closed contact Acting-open)
Acting Temperature	140±5°C (284±9°F)
Re-setting Temperature	85±10°C (185±18°F)
Capacity of Contact	

Voltage (V)	DC 24	AC 115	AC 230	AC 460
Amperage (A)	18	18	13	5.5

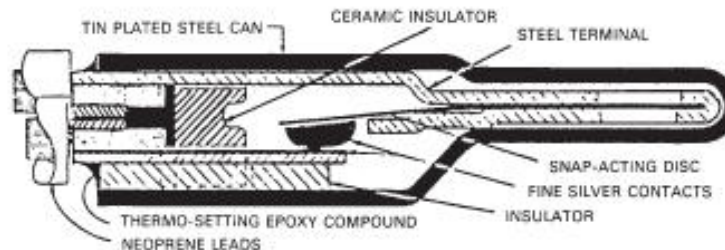
#### 3. Installation:

MTP shall be embedded in the stator windings as shown at right—



#### 4. Construction:

Construction of the MTP is as shown below:



## EBARA Submersible Pumps

### Technical Information

Project: \_\_\_\_\_ Model: \_\_\_\_\_ Clk'd: \_\_\_\_\_ Date: \_\_\_\_\_

### Details of Leakage Detector

#### 1. Applicable model

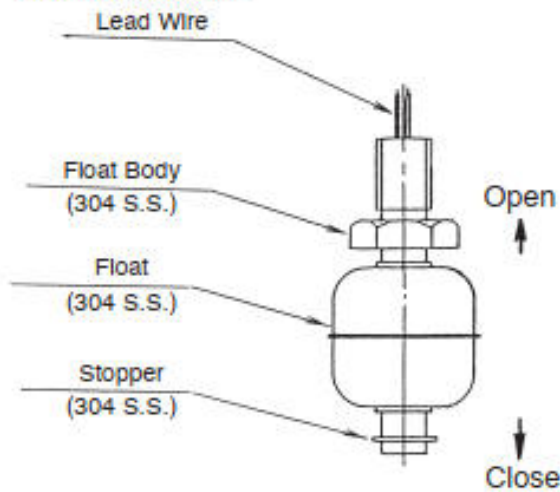
Model: DLFU, DDLFU

#### 2. Construction:

Each switch has a magnet-containing float which senses the liquid level and magnetically actuates a dry reed switch encapsulated within a stem. The switch opens on rise of liquid.

#### 3. Specifications

- Apply to 40 to 60HP



Breaking Capacity : AC12VA, DC10W  
Max. Breaking Current : AC0.6A, DC0.5A  
Max. Operating Voltage : AC200V, DC200V

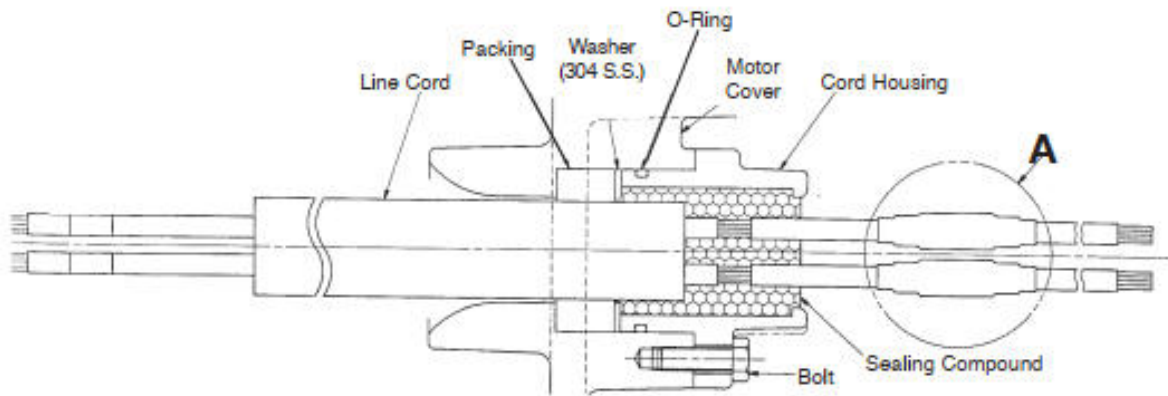
EBARA Submersible Pumps

Technical Information

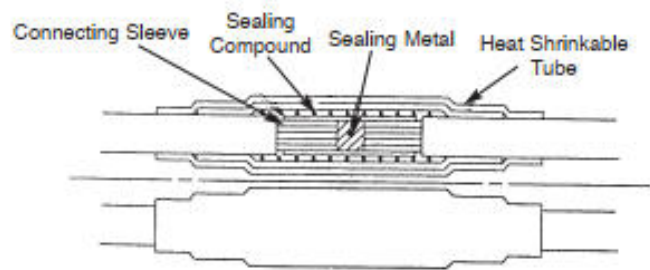
Project:	Model:	Chk'd:	Date:
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Details of Cable Entry

Based on their first years of experience, EBARA now provides the most dependable cable entry construction of any submersible pump. Its features are as follows:



DETAIL "A"



EBARA Submersible Pumps

DLFU

Motor Wiring Diagram

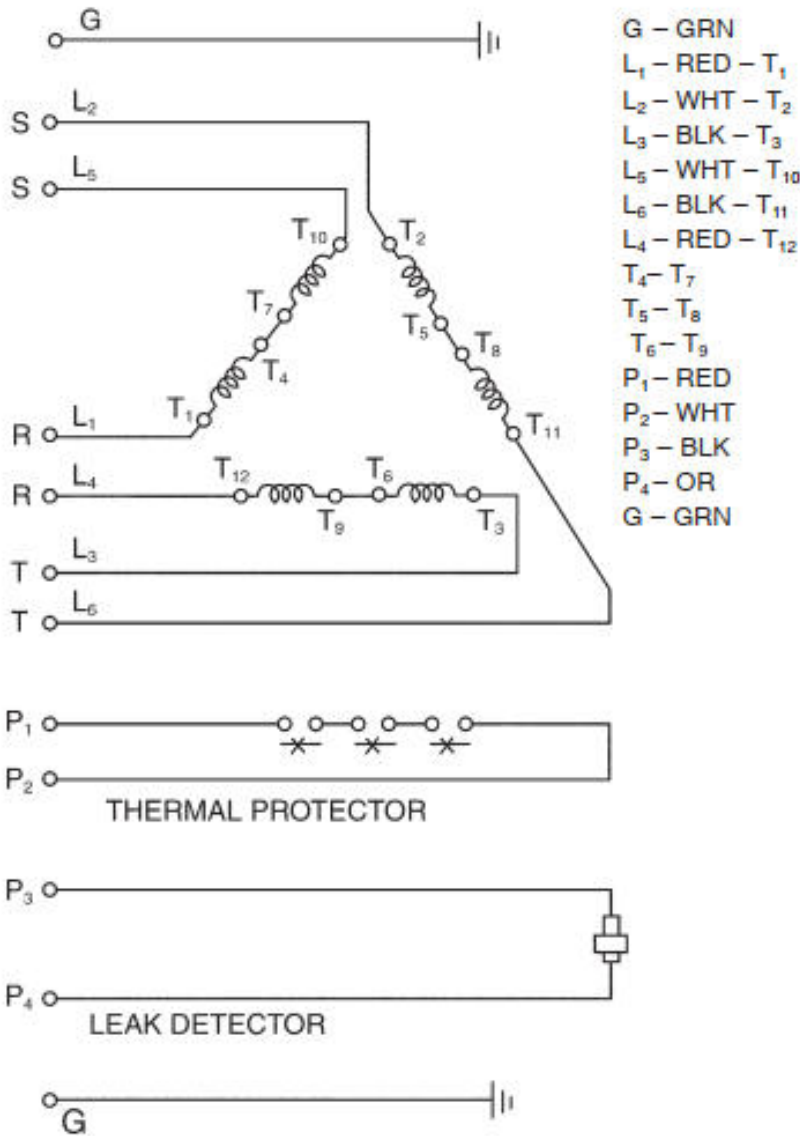
Project:Model:Chk'd:Date:

Manual Operation Type – Three Phase

Model DLFU

Output 40 to 60HP

460V





## EBARA Submersible Pumps

**DLFU**

### Technical Information

Project: \_\_\_\_\_ Model: \_\_\_\_\_ Clik'd: \_\_\_\_\_ Date: \_\_\_\_\_

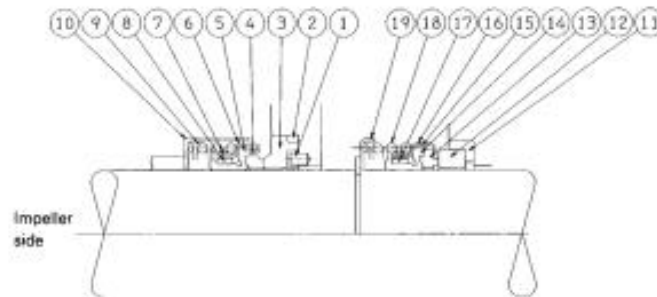
### Mechanical Seal Sectional View

DOUBLE MECHANICAL SEALS in a tandem arrangement with HARD seal face materials are provided on all EBARA "D-Series" submersible pumps.

The double mechanical seal in oil chamber provides long life and friction-free sealing of the motor shaft.

Typical construction and materials are as follows:

- TYPE A-60  
DLFU, 50 to 60HP  
**100DLFU ONLY**



NO.	PART NAME	MATERIALS	NO. FOR 1 SET
1	Parallel Pin	316S.S.	1
2	O-Ring	N.B.R.	1
3	Stationary Ring	Silicon Carbide	1
4	Rotating Ring	Silicon Carbide	1
5	Bellows	N.B.R.	1
6	Case	304SS	1
7	Case	304SS	1
8	Drive Ring	304SS	1
9	Spring	304SS	1
10	Spring Retainer	304SS	1
11	Packing	N.B.R.	1
12	Rotating Ring	Carbon Graphite	1
13	Stationary Ring	Ceramic	1
14	Bellows	N.B.R.	1
15	Case	304SS	1
16	Case	304SS	1
17	Drive Ring	304SS	1
18	Spring	304SS	1
19	Spring Retainer	304SS	1



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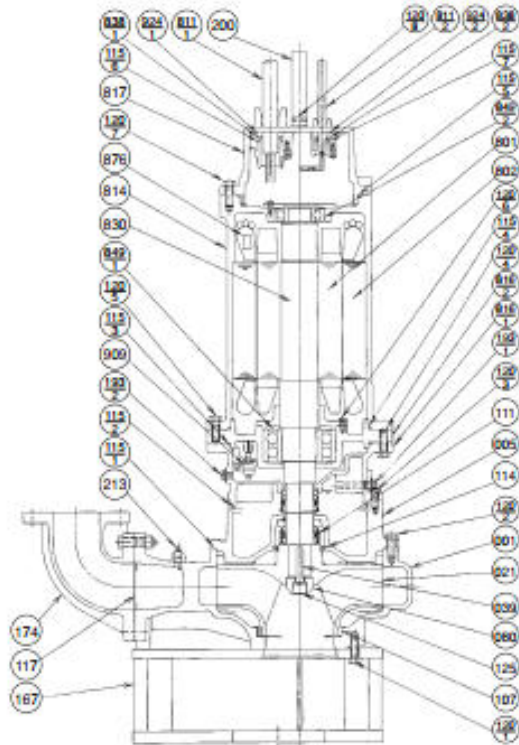
## EBARA Submersible Sewage Pumps

**DLFU**

### Sectional View

Project: Model: Ckt'd: Date:

**40 to 60HP**  
**100DLFU**



PART NO.	PART NAME	MATERIAL	ASTM, AISI CODE	NO. FOR 1 UNIT	PART NO.	PART NAME	MATERIAL	ASTM, AISI CODE	NO. FOR 1 UNIT
001	CASING	CAST IRON	A48 Class 30	1	125	BOLT	304 STAINLESS	AISI304	1
005	INTERMEDIATE CASING	CAST IRON	A48 Class 30	1	*167	BASE	STEEL	A283 Grade D	1
†021	IMPELLER	CAST IRON	A48 Class 30	1	174	DISCHARGE ELBOW	CAST IRON	A48 Class 30	1
039	KEY	420 STAINLESS	AISI420	1	193-1	PLUG	304 STAINLESS	AISI304	1
080	BUSHING	304 STAINLESS	AISI 304	1	193-2	PLUG	304 STAINLESS	AISI304	1
†107	WEARING RING	304 STAINLESS	AISI 304	1	200	LIFTING HANGER	STEEL	A283 Grade D	1
†111	MECHANICAL SEAL	-	-	1 SET	213	AIR VENT VALVE	BRASS	B36 No. 272	1
†114	OIL SEAL	RUBBER (NBR)	-	1	801	ROTOR	-	-	1
†115-1	O-RING	RUBBER (NBR)	-	1	802	STATOR	-	-	1
†115-2	O-RING	RUBBER (NBR)	-	1	811-1	POWER CABLE	-	-	2
†115-3	O-RING	RUBBER (NBR)	-	1	811-2	CONTROL CABLE	-	-	1
†115-4	O-RING	RUBBER (NBR)	-	1	814	MOTOR COVER	CAST IRON	A48 Class 30	1
†115-5	O-RING	RUBBER (NBR)	-	1	816-1	BRACKET	CAST IRON	A48 Class 30	1
†115-6	O-RING	RUBBER (NBR)	-	2	816-2	BRACKET	CAST IRON	A48 Class 30	1
†115-7	O-RING	RUBBER (NBR)	-	1	817	BRACKET	CAST IRON	A48 Class 30	1
†117	GASKET	-	-	1	830	SHAFT	420J2 STAINLESS	AISI420	1
120-1	BOLT	304 STAINLESS	AISI304	8	838-1	WASHER	304 STAINLESS	AISI304	2
120-2	BOLT	304 STAINLESS	AISI304	8	838-2	WASHER	304 STAINLESS	AISI304	1
120-3	BOLT	304 STAINLESS	AISI304	8	†849-1	BALL BEARING	-	-	1 SET
120-4	BOLT	304 STAINLESS	AISI304	8	†849-2	BALL BEARING	-	-	1
120-5	BOLT	304 STAINLESS	AISI304	6	876	MOTOR PROTECTOR	-	-	3
120-6	BOLT	304 STAINLESS	AISI304	4	909	LEAKAGE DETECTOR	-	-	1
120-7	BOLT	304 STAINLESS	AISI304	6	924-1	PACKING	RUBBER (NBR)	-	2
120-8	BOLT	304 STAINLESS	AISI304	2	924-2	PACKING	RUBBER (NBR)	-	1

Motors are purchased as a complete unit

†: Recommended spare parts

~: Option for hard-piped installations



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EBARA Quick Discharge Connector

Sectional View

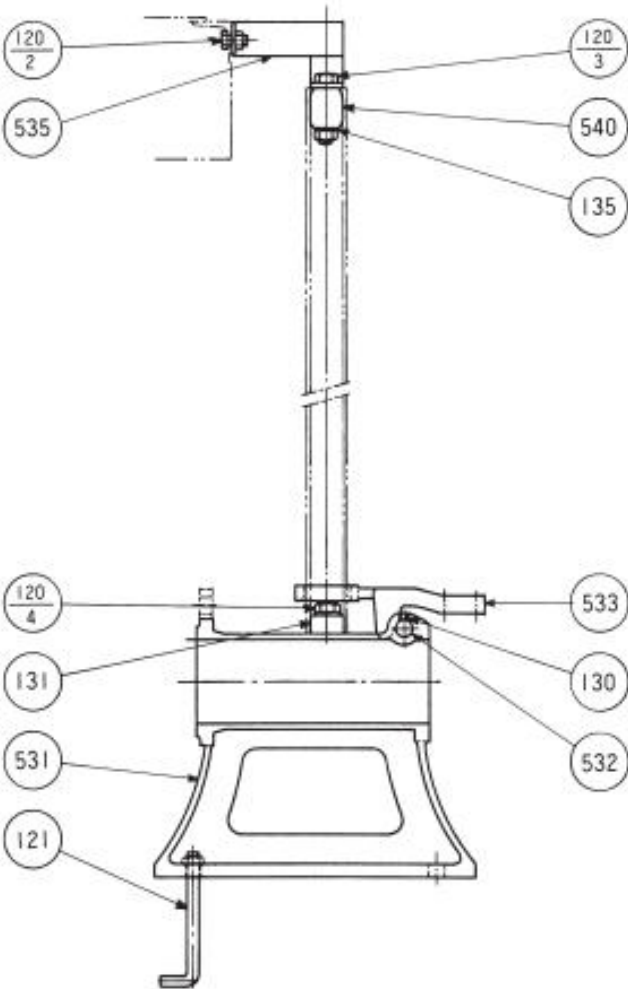
Project:

Model:

Clk'd:

Date:

Model LLE125HH



Part No.	Part Name	Material	ASTM, AISI, CODE	No. for 1 Unit
		Model LLE	Model LLE	
120-2	Bolt & Nut	Steel	A283 Grade D	2
120-3	Bolt & Nut	Steel	A283 Grade D	2
120-4	Bolt	316 Stainless	AISI316	2
121	Anchor Bolt	Steel	A283 Grade D	4
130	Set Screw	304 Stainless	AISI304	1
131	Guide Pin	Brass	B36 C27200	2
135	Washer	Steel	A283 Grade D	2
531	Body	Cast Iron	A48 Class 30	1
532	Support Bar	420 Stainless	AISI420	1
533	Sliding Guide	Bronze	B584 C83600	1
535	Guide Support Plate	Steel	A283 Grade D	1
540	Rubber Ring	Rubber (NR)		1



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**EBARA Submersible Pumps**

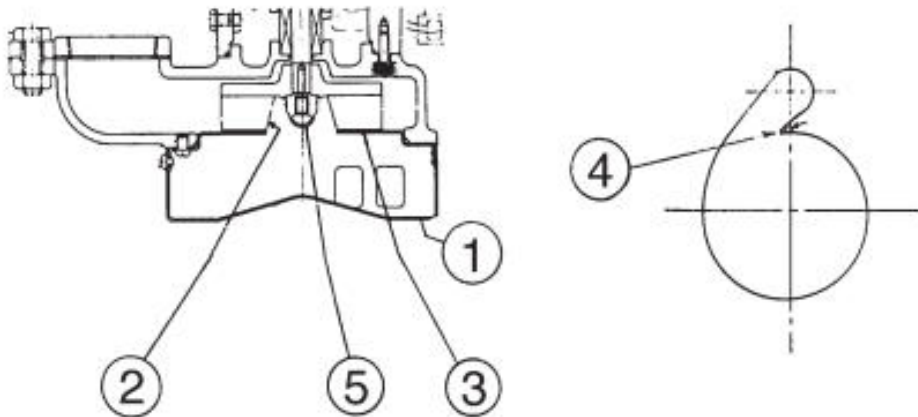
**Technical Information**

Project:	Model:	Chk'd:	Date:
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**Clogging Phenomena and Prevention**

From abundant experience, EBARA placed the following design concepts on sump and sewage pumps in order to prevent clogging.

CLOGGING PHENOMENA AT:	PREVENTION
1. Strainer Inlet	Choose a pump with a large strainer opening or pump without strainer.
2. Impeller Inlet	Shape inlet portion of the impeller blade as described below. The inlet edge of the impeller vanes are angled toward the impeller periphery so as to facilitate the release of objects that might otherwise clog the pump.
	
3. Clearance between Impeller and Suction Cover	Increase clearance – Model DVU, DVFU.
4. Casing Tongue	Provide large radius on tongue, or cut water.
5. Shaft End	Eliminate sharp points on impeller and impeller nut (use rounded impeller nut).



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## EBARA Submersible Pumps

### Technical Information

Project:	Model:	Clk'd:	Date:
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### Understanding Unbalance (1 of 5)

Three phase motors can be damaged by sustained application of unbalanced voltages. This problem can easily be more severe than application of balanced voltages above or below normal data plate ratings.

#### UNBALANCED PHASES

Unbalanced voltages applied to a 3 phase motor will adversely affect the motor operating characteristics. Motors will operate successfully where the variation in the supply voltage does not exceed plus or minus 10% of the name plate rating, but the voltages of a given 3 phase circuit should be evenly balanced as closely as can be read on the usually available commercial voltmeter. A relatively small unbalance in voltage will cause a considerable increase in temperature rise. For example, a 3.5% voltage unbalance will cause approximately 25% increase in temperature rise. The full load speed is reduced slightly when the motor operates on unbalanced voltages.

An unbalanced voltage will cause unequal currents to flow in the windings. If the motor is moderately or heavily loaded, currents in certain coils will exceed rating and overheat. Thermal cut-outs buried in the windings may detect this overheating and shut down the motor. If not, winding failure will result due to insulation damage.

A second type of damage is caused by rotor heating. This can occur without excessive coil current on a lightly loaded motor. Damaging currents at these frequencies will flow as a result of voltage unbalance. Rotors are not designed for such currents, especially those of recent design optimized by computer techniques. Rotor overheating is most likely to cause bearing or seal failure, again perhaps, after a long period of time. Thermal cut-outs in the stator seldom will detect this problem and starter failures have been charged to mechanical failure while the cause was actually voltage unbalance.

#### UNBALANCED CURRENTS

Questions relative to how much unbalance a motor can tolerate have been raised from time to time. This condition is generally due to voltage unbalance in the supply and can usually be corrected by working with the power company involved.

The effect of unbalanced phase currents is to increase the heating of the motor, thus reducing its efficiency. It might be said that unbalanced currents, as far as motor temperature rise is concerned, acts like additional load on the motor. For this reason the permissible loading decreases with increasing unbalance of phase currents.

Before a problem of this nature can be corrected, it is necessary to determine whether the source is with the **submersible motor** or with the **electrical supply furnished for its operation**. The following facts will assist in locating the source of the problem and will govern the steps to be taken in its correction.

Unbalanced amperage is generally caused by problems in either of the following areas:

- A. External power supply, including the pump control box.
- B. Internal problem with motor windings or stator leads to drop cable connection.

The following diagrams and explanation will present you with a method by which you can localize the problem as being caused by "A" or by "B". In other words, we are trying to find out whether the trouble lies in the area from the control back through the supply or whether it is a result of malfunction beyond the control down to and including the pump motor.



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## EBARA Submersible Pumps

### Technical Information

Project: \_\_\_\_\_ Model: \_\_\_\_\_ Ckt'd: \_\_\_\_\_ Date: \_\_\_\_\_

### Understanding Unbalance (2 of 5)

Assuming that the unit is connected to the supply so that the 3 phase motor is running in the **correct direction of rotation**, there are two other combinations of connection that will change phase connections but not change the rotation. This is accomplished by changing the position of **all three** drop cable leads at their termination in the control. It is important that all three leads be interchanged each time as the interchanging of only two leads will result in reversing the motor.

If any two pump cable power leads are interchanged in the control it will change the rotation of the motor.

If all three leads are interchanged in the control, the pump will continue to operate in the original rotation.

Once the three power leads in the pump cable are connected to the terminals in the control so that the pump is operating in the correct direction of rotation, there are two other possible combinations that will also operate the pump in the correct direction.

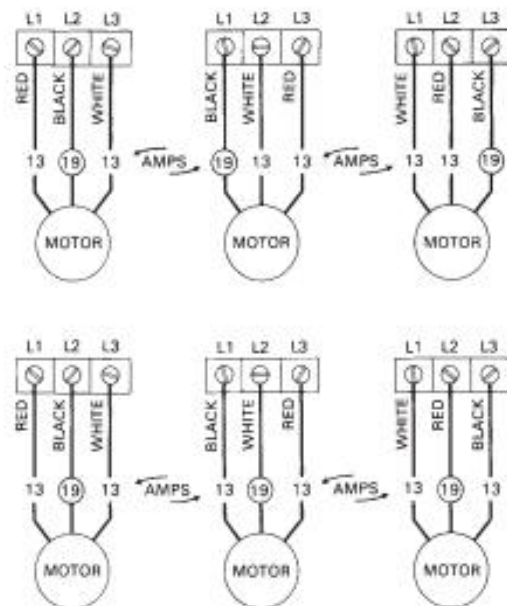
#### • EXAMPLE

Assuming that combination #1 is operating in correct rotation the 2nd and 3rd combination will also operate in the correct rotation.

***If combination #1 shows unbalanced amperage readings, it is sometimes possible that one of the other two combinations above will operate at a lesser degree of unbalance.***

Combination	T1	T2	T3
1st →	Red	Black	White
2nd →	Black	White	Red
3rd →	White	Red	Black

If the unbalanced leg follows the same wire in the drop cable from the pump, regardless of which position it is connected to on the control terminals the fault would most likely be found in the stator windings or in the stator leads to drop cable connections.



If the unbalanced leg remains related to the same terminal in the control box regardless of which wire is connected to it, the fault would most likely be found in the power supply or possibly poor connection in the control.



## EBARA Submersible Pumps

### Technical Information

Project:	Model:	Clk'd:	Date:
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### Understanding Unbalance (3 of 5)

#### GENERAL CAUSES OF UNBALANCE

1. Extreme case as in Single Phasing of a 3 phase supply. The source may be in the control. Either a blown fuse, defective or poor contact point in contactor or any interruption in wiring or terminals.
2. Pulling single phase loads from the 3 phase supply in an unbalanced sequence. This can be especially true in a job shop where electrical load is unpredictable at any given time.

As we are speaking of Voltage and Amperage in terms of percentage of Unbalance, the question arises as to how to figure the % of unbalance in a three phase system. The formula reads as follows:

$$\frac{\text{Maximum Deviation from average}}{\text{Average of the 3 readings}} \times 100 = \text{Percentage of Unbalance}$$

#### • EXAMPLE

L1—L2 = 234V	Average of the 3 readings: 229V
L1—L3 = 230V	Maximum deviation from the average: 229—223=6V
L2—L3 = 223V	Voltage unbalance : 6/229 x 100 = 2.62%
L1 = 63.3 amps	Average of the 3 readings: 61.1 amps
L2 = 65.6 amps	Maximum deviation from the average: 61.1—54.4=6.7 amps
L3 = 54.4 amps	Amperage unbalance: 6.7/61.1 x 100 = 10.97%

Maximum permissible % of amperage unbalance allowed at motor full load is 5%. Permissible % of unbalance increases as motor load decreases. However, unless under specific conditions, the motor should, for safety, be considered to be operating at full load.

Maximum permissible % of Voltage unbalance allowed is 1%. Keep in mind that, especially with Delta wound motors, the true amperage unbalance is in the neighborhood of 6 to 10 times the voltage unbalance. The true amperage unbalance is not readily determined by the amperage readings taken in the supply lines. Excess circulating currents within the stator not recorded on your amp meter contribute to overheating of winding insulation.

The "maximum" percentages mentioned above are based on motors working at full load. Slightly higher maximums may be allowed at less than full load conditions but "good practice" and full warranty must necessarily be based on full load conditions especially with squirrel cage induction motors assigned to such variable conditions as is found in the pumping of liquids, etc.



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## EBARA Submersible Pumps

### Technical Information

Project:	Model:	Clk'd:	Date:
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### Understanding Unbalance (4 of 5)

#### EXPLANATION OF NEMA STANDARD MGI-1973-SECTION 14.34

This standard presents guidelines on Voltage Unbalance.

While the voltages should be evenly balanced as closely as can be read on the usually available commercial voltmeter, it is recommended that any voltage unbalance at the Motor Terminals not exceed 1%.

Unbalanced Voltage can be broken into two opposing components, a positive sequence voltage and negative sequence voltage component. The positive sequence, operating the motor in its correct rotation, is opposed by the negative sequence, causing a build up of heat.

Unbalance causes extra motor losses and in turn heating of the Rotor and Windings. Increased motor losses increase power costs.

Line currents, as a result of unbalanced voltage, will be greatly unbalanced in the order of 6 to 10 times the voltage unbalance. This true value of the current unbalance will not be apparent on a normal reading, as part of the unbalance is in the form of circulating currents in the motor and does not show up in the line. It is recommended that any amperage unbalance at the motor terminals not exceed 5%.

In the phase with the highest current, the percentage increase in temperature rise will be approximately two times the square of the percentage of voltage unbalance.

#### • EXAMPLE

If voltage unbalance was 3%, percentage increase in temperature rise would be:

$$2 \quad (3\%)^2 = 2 \quad 9\% = 18\%$$



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EBARA Submersible Pumps

Technical Information

Project:

Model:

Clk'd:

Date:

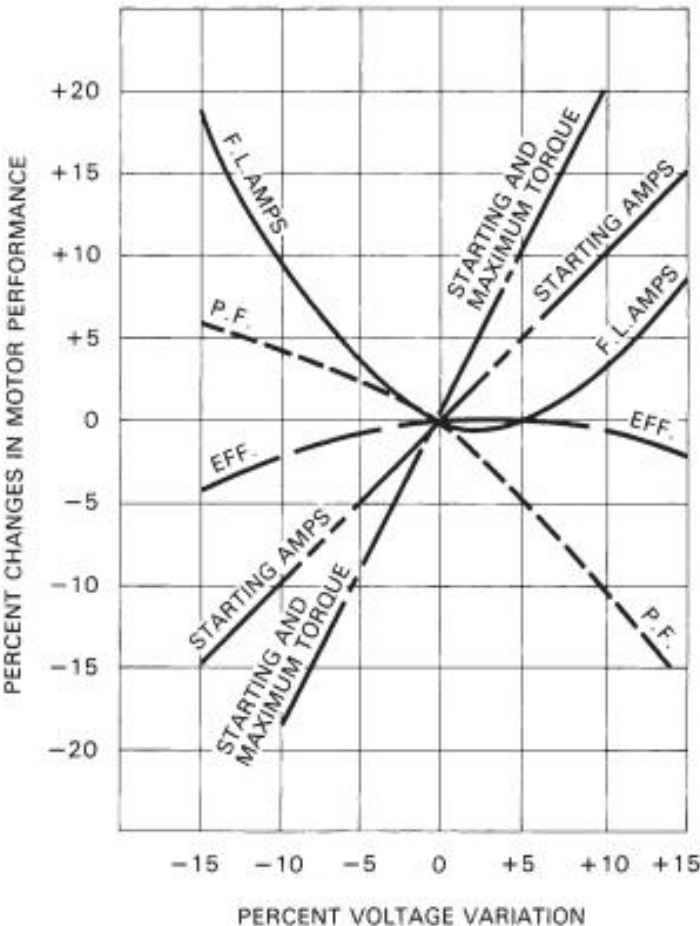
Understanding Unbalance (5 of 5)

Any significant voltage unbalance notably reduces the margins that motors have at usual service conditions, i.e. Service Factor.  
Voltage Unbalance can be more harmful than short time overloading or moderate low voltage conditions.

• **NOTE**

If the unbalance condition cannot be corrected, it would then be advisable to reduce the motor load or oversize the motor.

EFFECT OF VOLTAGE VARIATION ON INDUCTION MOTOR CHARACTERISTICS





**EBARA Submersible Pumps DLU, DVU, DGU, DGFU, DLFU, DVFU, DDLFU**

**Technical Information**

Project: \_\_\_\_\_ Model: \_\_\_\_\_ Clk'd: \_\_\_\_\_ Date: \_\_\_\_\_

**Shop Painting Standards**

**1. Scope**

This specification covers the methods for painting the following EBARA PUMPS in the shop.  
EBARA Models: DGU, DLU, DVU, DGFU, DLFU, DVFU, DDLFU

**2. Surface Preparation**

All surfaces to be painted shall be cleaned of oil, grease or other similar materials with solvent, and then shall be brushed and air blasted to remove rust or scale.

Prior to above preparation, mill scale, rust scale, chips and other foreign materials shall be removed in accordance with painting schedule.

**3. Coating Procedure**

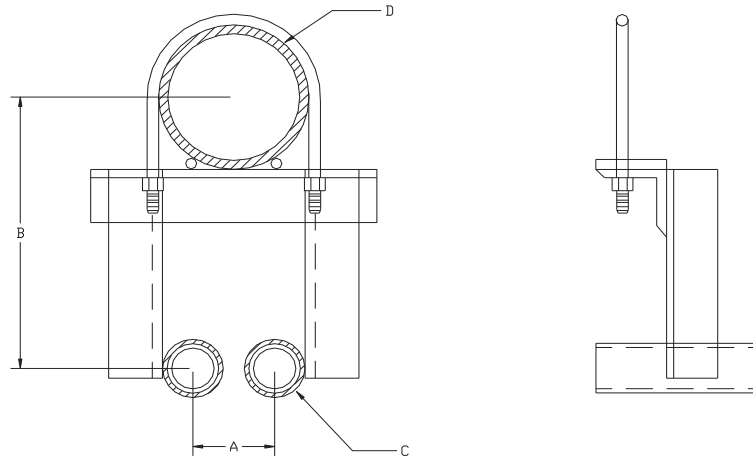
Detailed coating procedures are as shown in each paint schedule.

Service	Painting Schedule			
External Surface	Surface Preparation		SSPC-VIS1-3-63	
	Coats	Type of Coating	Brand Name	Maker
	1st	Zinc Rich Epoxy Primer	Zinc Rich 3x1	New Volcano Paints and Varnishes S/A
	2nd	Coal Tar Epoxy	Hi-Build Tneme-Tar 48-413	Tnemec Co., Inc.

Final color: Black

Service	Painting Schedule			
Internal Surface	Surface Preparation		SSPC-VIS1-3-63	
	Coats	Type of Coating	Brand Name	Maker
	1st	Zinc Rich Epoxy Primer	Zinc Rich 3x1	New Volcano Paints and Varnishes S/A

## INTERMEDIATE GUIDE BRACKETS

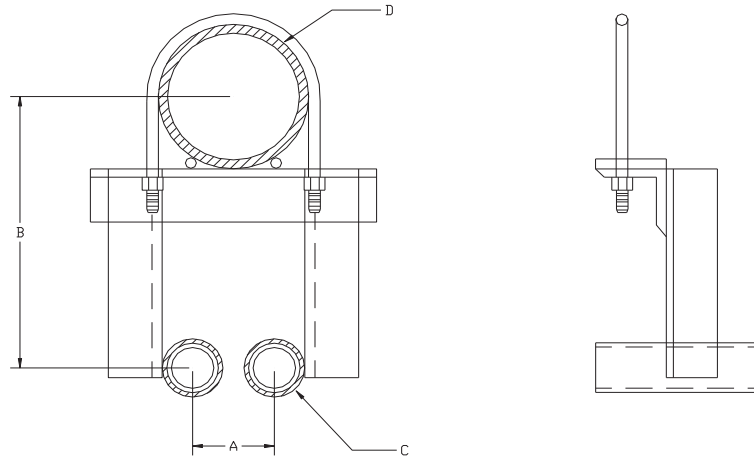


### 304 Stainless Steel

Part No.	A	B	C	D	App. Wt.
IGBLM502	2 3/4	5 5/16	1	2	5
* IGBLM503	2 3/4	5 13/16	1	3	5
IGBLM803	2 3/4	6 1/2	1	3	5
IGBLM804	2 3/4	7 11/16	1	4	5
IGBLL803	6 5/16	7 11/16	1 1/2	3	6
IGBLL804	6 5/16	8 7/8	1 1/2	4	7
IGBLL1003	6 5/16	8 1/4	1 1/2	3	7
IGBLL1004	6 5/16	8 1/4	1 1/2	4	7
IGBLL1006	6 5/16	9 1/4	1 1/2	6	8
IGBLL1254	6 5/16	12 3/4	2	4	12
IGBLL1256	6 5/16	13 9/16	2	6	12
IGBLL150Y6	6 5/16	12 13/16	2	6	12
IGBLL1506	6 5/16	14	2	6	12
IGBLL150/200Y8	6 5/16	14	2	8	12
* IGBLL150Y8	6 5/16	13 13/16	2	8	11
IGBLL250Y10	9 7/16	17 1/8	3	10	16
IGBLL300Y12	9 7/16	18 5/16	3	12	20

\* An eccentric reducer is required ( by others) to match the "D" dimension.

## INTERMEDIATE GUIDE BRACKETS

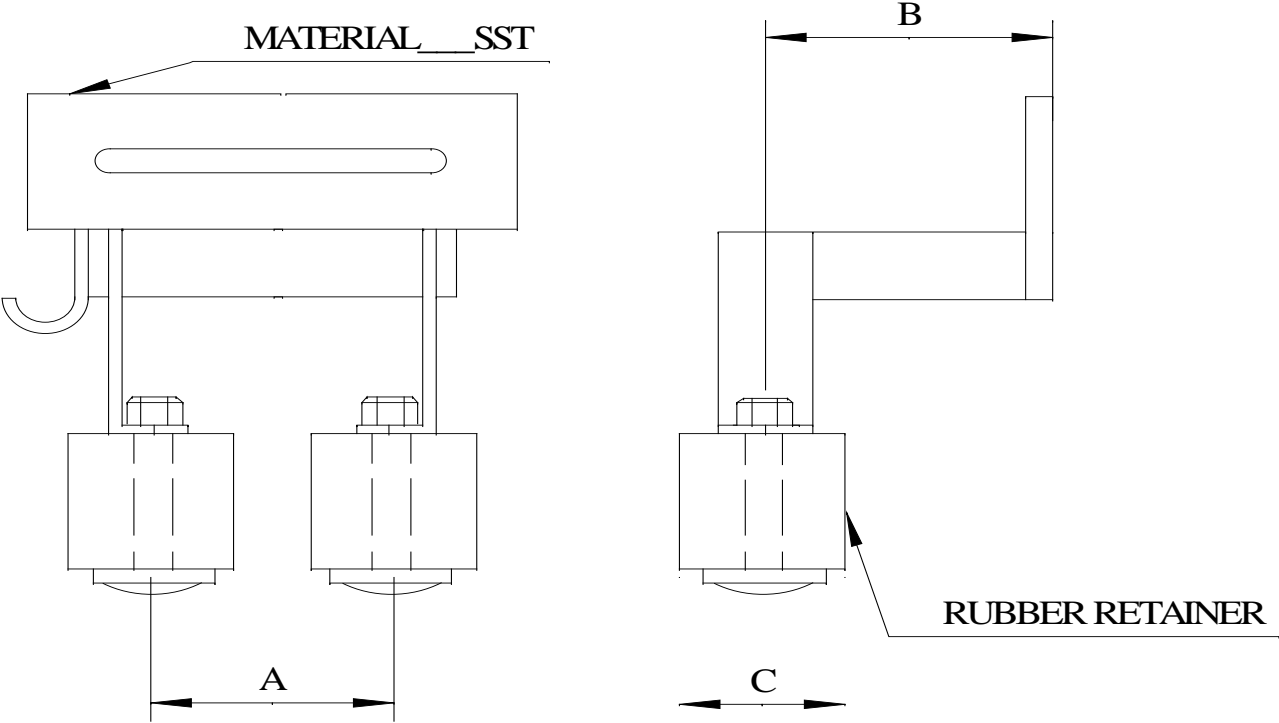


### 316 Stainless Steel

Part No.	A	B	C	D	App. Wt.
IGBLM502-316	2 3/4	5 5/16	1	2	5
* IGBLM503-316	2 3/4	5 13/16	1	3	5
IGBLM803-316	2 3/4	6 1/2	1	3	5
IGBLM804-316	2 3/4	7 11/16	1	4	5
IGBLL803-316	6 5/16	7 11/16	1 1/2	3	6
IGBLL804-316	6 5/16	8 7/8	1 1/2	4	7
IGBLL1003-316	6 5/16	8 1/4	1 1/2	3	7
IGBLL1004-316	6 5/16	8 1/4	1 1/2	4	7
IGBLL1006-316	6 5/16	9 1/4	1 1/2	6	8
IGBLL1254-316	6 5/16	12 3/4	2	4	12
IGBLL1256-316	6 5/16	13 9/16	2	6	12
IGBLL150Y6-316	6 5/16	12 13/16	2	6	12
IGBLL1506-316	6 5/16	14	2	6	12
IGBLL150/200Y8-316	6 5/16	14	2	8	12
* IGBLL150Y8-316	6 5/16	13 13/16	2	8	11
IGBLL250Y10-316	9 7/16	17 1/8	3	10	16
IGBLL300Y12-316	9 7/16	18 5/16	3	12	20

\* An eccentric reducer is required ( by others) to match the "D" dimension.

UPPER GUIDE BRACKETS



304 Stainless Steel

UGBE1	2 3/4	2 3/16	1	2	LM50, LM65, LM80
UGBE1.5	6 5/16	3 3/8	1 1/2	3	LL100, LL80
UGBE2	6 5/16	3 9/16	2	4	LL125, LL150, LL200Y
UGBE3	9 7/16	4 3/4	3	7	LL250, LL300

316 Stainless Steel

UGBE1-316	2 3/4	2 3/16	1	2	LM50, LM65, LM80
UGBE1.5-316	6 5/16	3 3/8	1 1/2	3	LL100, LL80
UGBE2-316	6 5/16	3 9/16	2	4	LL125, LL150, LL200Y
UGBE3-316	9 7/16	4 3/4	3	7	LL250, LL300



# ***Atascadero City Council***

## ***Staff Report - Community Development Department***

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### **Request for Authorization to Process General Plan Amendment for 2055 El Camino Real (Cal Coastal Communities)**

#### **RECOMMENDATION:**

Council authorize the Cal Coastal Development Team to proceed with a Specific Plan Amendment application to the Del Rio Commercial Area Specific Plan to allow for submittal of a commercial resort concept, while reconfiguring the existing residential zone.

#### **REPORT-IN-BRIEF:**

A development concept has been submitted for a commercial resort concept on the former Walmart site. The concept includes an experiential commercial development with restaurants, entertainment, a hotel, and an RV/cabin lodging component. The applicant is requesting a General Plan and Specific Plan amendment to relocate and slightly enlarge the residential portion of the site and confirm land use components prior to pursuing their development concept.

At this time, the applicant team is seeking authorization to proceed, prior to the end of the due-diligence period of their escrow. The project details will be modified in response to input received from the community and from the City Council. An additional project review/check-in can occur at a later date if the applicant is authorized to proceed. Since the project will amend a portion of the General Plan map to relocate a portion of the residential district, Council authorization to accept and process the application is required prior to staff acceptance of a complete application.

#### **Situation and Facts:**

- |                              |  |
|------------------------------|--|
| 1. Applicant/ Owner:         | Cal Coastal Properties                                     |
| 2. Project Addresses:        | 2055 El Camino Real  |
| 3. General Plan Designation: | General Commercial (GC) / High Density Residential (HDR)   |
| 4. Zoning District:          | Commercial Retail (CR) / Residential Multi-Family (RMF-24) |

5. Site Area: appx. 25.4-acres
6. Existing Use: Vacant
7. Environmental Status: Not yet determined – previously certified EIR

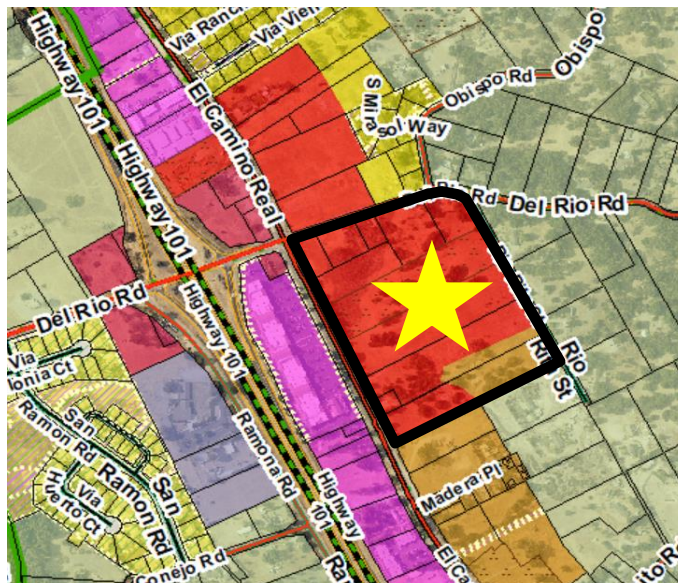
## DISCUSSION:

### Background

The City has received a request for an amendment (Specific Plan and General Plan) to modify the site zoning designations for the former Walmart site and receive direction on the proposed development concept.

In late 2020, the Council approved amendments to the Del Rio Commercial Area Specific Plan that unlocked the site for development opportunities assuming a shift away from traffic intensive retail and reducing the scope of required traffic improvements. Amendments included modifications to the list of allowable uses, inclusion of design guidelines and concepts, and broadening of site-specific requirements to allow for alternative development concepts. These amendments assumed a reduction in large retail, while eliminating high traffic generating uses such as drive through restaurants and fuel stations. Instead, the amendment assumed a mix of retail, office, lodging and experience based uses such as wineries and breweries. This concept is in alignment with the proposed specific plan amendment, but also shifts the location of the residential district and increases the amount of lodging and RV park uses that were previously assumed. Therefore, a new authorization is required.

Should the project move forward, an amendment to the Specific Plan, General Plan map, and zoning designations on the site will be required. The project will also be required to process a concurrent Master Plan of Development (Conditional Use Permit) that locks in development intensity, uses, architecture, landscaping design, and site layout. The use permit process can also establish project phasing and set the timing of each project phase (i.e. residential and commercial development timing). The applicant team is seeking both community and Council input prior to refining development plans.



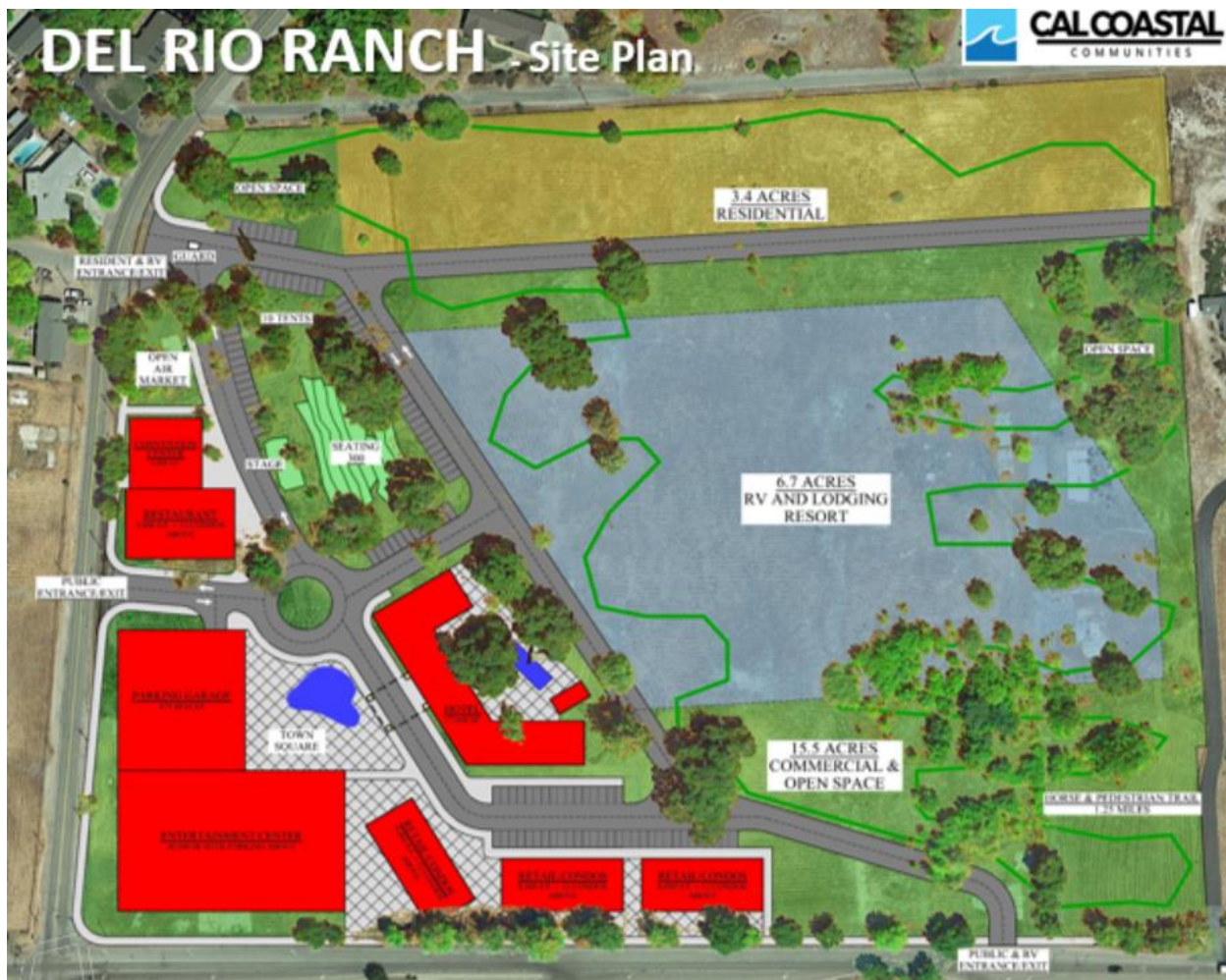


### Preliminary Project Concept

The proposed project concept includes a mix of commercial, hotel, residential, entertainment and RV/Cabin resort uses that utilize the site topography and focus on experience based components throughout the project site.

The preliminary concept design includes:

1. Approximately 145,000 sf of experienced based retail and entertainment space including an amphitheater, bowling/arcade/karaoke uses, mixed-use retail spaces with residential units on the 2<sup>nd</sup> floor, ample outdoor patio spaces, and a naturalized water feature (pond)
2. 100 room hotel with wellness center and fitness pool
3. Approximately 11.5 acres of cabins, bungalows, and RV resort spaces including hiking/walking trails that loop through the resort site
4. 3.4 acres of high-density residential zoning (enlarged from 3 acres on the current map)
5. A parking garage integrated into and above the main commercial building to maintain the pedestrian focus of the site



Proposed Amendments:

1. **Adjustment of residential district.** The current Specific Plan designates approximately 3 acres of the south-eastern portion of the site as high density residential. This designation allows for a base density of up to 24 units per acre. This site is included in the City's Housing Element and has a minimum development requirement of 20 units/acre (60 units). The proposed concept includes an additional 0.4 acres of residentially zoned area and relocates the housing to the rear (eastern) portion of the site to act as a buffer between the resort and commercial portions of the site and the existing residences along Rio Rita Rd. Due to site topography, hydrology, parking and other constraints, the final number of proposed residences has not been determined but will be required to develop within the density parameters set forth in the Municipal Code. The new location of the residential district is logical as a transition between lodging uses and single family properties to the east.
2. **Re-alignment of collector road.** The current Specific Plan requires the dedication of a public road to connect properties to the south with a public through connection. The road is shown aligning with the delivery entrance for the Mission Oaks Plaza from El Camino Real. The proposed concept shifts this road and uses it to divide the residential portion of the site from the commercial and resort uses aligning with Obispo Road off Del Rio Rd.
3. **Expansion of Lodging and RV uses.** The current Specific Plan limits the site area that can be dedicated to RV resort uses to 20% of the project site (5.2 acres). The proposed concept envisions approximately 6.7 acres dedicated to RV spaces integrated with an additional 4.8 acres of short-stay resort cabins and bungalows. If the concept moves forward, it is anticipated that exact use boundaries may shift based on grading and development refinements.

Considerations for the site concept include the following:

- 1) Neighborhood compatibility
  - a. Location of uses / relocation of residential zoning
  - b. Mix of proposed resort/entertainment uses
- 2) Parking
- 3) Ratio and location of uses on-site
- 4) Public Road alignment
- 5) Fiscal sustainability

Commercial Viability of Site

Over the past decade, commercial demand on large parcels has substantially changed. Demand for large retail has waned in the wake of increased internet sales and rapid shipping. Additionally, demand for large office parks may be reduced significantly in the wake of the pandemic and the flexibility of working from home. Demand for "things-to-do" however has steadily increased, and the popularity of high quality resorts, park setting RV resorts, breweries, and outdoor entertainment has seen a significant jump. Reservations in places such as Flying Flags RV resort in Buellton are difficult to secure, and facilities such as this are booked long in advance.

At this time, the City is experiencing continued decline in demand for large retail space. The new land use plan for the Del Rio commercial park at the north east corner of Del Rio Road and El Camino Real is still seeking tenants and the K-Mart site is still seeking new tenants,. However, it is still important to keep a long-term inventory of commercial sites at key nodes and where topography allows for full site development as commercial focus continues to evolve.

In addition to the changing economic climate, the former Walmart site has its own challenges. The topography, groundwater, and substantial deed restrictions significantly narrow the development and use opportunities. Large retail is no longer an option due to the seller's required deed restrictions. Larger-scale office developments are not seeking new development sites and the topography and groundwater conditions make a larger-scale pad graded development difficult. Instead, the community's desire to have more "fun things to do" is strong and the new land use plan could fill a gap that is missing in Atascadero.

The plan has the possibility of adding restaurants, lodging, retail, and other uses that can take advantage of the site topography, while remaining outside of the deed restrictions left in place by Walmart. Adding these types of uses is also expected to support and spur redevelopment of surrounding commercial parcels as many employers are looking to situate businesses near activity centers that provide places for employees to go during lunch and after work. At the same time, the adjustment of the residential district will help to buffer the existing residential neighborhood while placing needed housing numbers on the rear of the site, where they can take advantage of expansive views.

### **How the City can ensure the development plan will achieve goals**

Since the project requires an amendment to the Specific Plan and the approval of a use permit, the City may require specific development and timing mechanisms be included in the project to ensure the appropriate development of both commercial and residential uses. Once approved, the project must adhere to the master plan of development and specific plan policies. At this time, the applicant intends to develop resort portions of the project prior to beginning development of the residential portion of the site. Additionally, a land use plan can be adopted that prohibits development in ways that do not meet the intended quality and features of the plan such architectural design, landscape quality, and open space features. Due to the high cost of the site and high cost of development, it is unlikely that the site will be developed in a fashion that does not meet the intent of the proposed specific plan amendments and overall resort development concept.

### **Staff Impact**

Any development project proposal has an impact on City staff resources. The General Plan Amendment is a small portion of the project scope. Regardless of the proposed amendments, any development proposal for this site would require approval of a Master Plan of Development.

### Council Authorization and Processing

Council policy requires Council review and authorization in order for staff to process any General Plan Amendment applications. The Council's policy also requires all amendments to be reviewed and processed in such a manner as to facilitate citizen participation. The policy suggests the following process:

- A. Neighborhood Meeting. The applicant is required to hold a neighborhood meeting to present the request to citizens of the area neighborhoods and for the citizens to identify, list, and discuss issues related to the amendment. The applicant is responsible for organizing and conducting the meeting and attempting to resolve as many issues as possible before submitting a formal application to the City for review and processing.
- B. Study Session. Staff presents the basic facts of the amendment application to a joint City Council/Planning Commission study session, along with General Plan and environmental analysis. Comments from the Council, Planning Commission and the public are received by staff for further consideration. The applicant is responsible for resolving of as many issues as possible before finalizing a design concept.

State law limits the amount of times a General Plan can be amended within a given year. Atascadero's General Plan designates a March and September cycle for the processing of privately sponsored General Plan amendment requests.

City Council may consider the following options in determining whether or not to authorize staff to proceed with this amendment:

1. *Allow staff to take the application in now and process as time allows*
2. *Suggest that staff not take in the application at this time*

Should City Council authorize staff to process this application, the authorization does not signal support for the project, nor does it guarantee that such a project would be approved by the Planning Commission or City Council. An authorization is limited to the determination that the application warrants further review and that the general project description and scope could have substantial benefit to the Community at large. The authorization review also allows the City Council and community to offer feedback and comments towards a future application. The City Council may offer the applicant team specific direction about what components to include in the future application and general direction towards the project concept.

In this case, the scope of the General Plan Amendment is simply to shift the residentially zoned portion of the site and expand residential zoning by 0.4 acres. The corresponding Specific Plan Amendment to allow for the resort uses to move forward would add much needed commercial and entertainment uses to the north end of town, consistent with the Council's economic development goals and community's desire to see more "things to do" in Atascadero. The overall project is consistent with current goals because it will add more shops, restaurants, lodging and things to do. Therefore, the authorization to process the project appears consistent with City Council goals.

## **FISCAL IMPACT:**

If developed with lodging, retail and entertainment uses, this site is likely to become a positive fiscal contribution to the City and may act as a catalyst to attract additional head of household jobs and other tax revenue supporting land uses within the Del Rio vicinity.

Consistent with Council fiscal policy, if the project requires legislative approval the residential portion of the project may trigger conditions of approval that require it to be fiscally neutral.

## **ALTERNATIVES:**

1. Council may authorize staff to process the proposed General Plan Amendment application, with neighborhood meeting and study session.
2. Council may direct staff to gather additional information on the proposed project and report back to the Council before taking action regarding processing.
3. Council may suggest that the amendment is not appropriate at this time nor in the immediate future and suggest that staff not consider processing the application.

## **ATTACHMENT:**

Applicant Design Concept Package





## DEL RIO RANCH ± 28.5 ACRE EXPERIENTIAL RESORT COMMUNITY

THE ULTIMATE Commercial Resort & Recreation Destination! Come and experience all the Central Coast as to offer at Del Rio Ranch experiential resort community located perfectly between beautiful wine country and stunning coastal beaches.

**COMMERCIAL / RETAIL NOW AVAILABLE – FOR LEASE**

### CONTACT

Jack Phelan  
805.215.2703

Jennifer Kim  
213.820.1282

Ted Lawton  
415.987.6928

License No. 01862677



# DEL RIO RANCH +/- 28 Acre Proposed Mixed Use Resort

## Community



## Project overview

**Welcome to Del Rio Ranch**, a commercial resort destination bringing over 145,000 SF of commercial, retail, lodging and recreational entertainment to the residents of Atascadero situated on the bustling Highway 101 corridor. Located on 28 acres above El Camino Real, the site features breathtaking views of rolling hills with majestic oaks spread generously across the property. Perfectly positioned between Paso Robles and San Luis Obispo, the site enjoys highway visibility and easy access to Highway 101 at Del Rio Road and provides the ideal stopping spot for millions of travelers and neighboring communities trekking north and south along the Highway 101 corridor each year. The Del Rio Road interchange enjoys increasingly sizable average daily traffic (AADT) of +/- 62,000 travelers per day.

The unparalleled location and natural topography of the site are combined with exquisite architectural design and expert resort programming to make Del Rio Ranch one of the most vibrant mixed-use communities on the Central Coast. The timeless architectural style of Del Rio Ranch reflects the agrarian traditions of Central California, featuring open spaces and rustic light industrial buildings where artisans craft their production on-site including the bakery, coffee roaster, microbrewer, wine production facility and tasting room among others. The architectural style is further complimented and enhanced by the hotel, swim club, four restaurants and the wide variety of retail opportunities found at the commercial hub of the site.

The 40,000 SF entertainment center provides a wide assortment of food, beverage and recreational activities that include bowling, billiards, arcade, karaoke rooms, and virtual golf among others. Additional key tenant offerings at the resort include a spa and wellness center, patio cafes, hair salon, book and art supply store, pet grooming, bike shops and small outdoor pop-up kiosks for ice cream, gifts, jewelry, florist, and other unique fare. Multiple charming walking, biking and horse trails circulate pleasantly throughout the entire 28 acre site.

The natural hillside amphitheater is adjacent to an open air market behind the conference center. The amphitheater seats over 300 visitors for enjoying live performances, music events, outdoor movies and local, school and theater events used by the local Atascadero community. On the upper hilltop above the retail and commercial center are a mix of resort residences comprised of single-family homes, pocket garden neighborhoods, open park and green spaces with additional lodging options that include short stay cabin rentals, a 100+ room hotel, bungalows over water, and areas for overnight recreation vehicles (RVs) and horse trailers that use dedicated pathways for circulation into and out of the resort community.



## Del Rio Ranch &

### Commercial/Retail

145,000 Square Feet  
15.4 acres

### Hotel/Hospitality

100 Room Hotel  
Spa & Wellness Center  
Swim Club  
2.5 acres

### Short Stay/Overnights

Cabins / Bungalows  
4.8 acres  
RV - Class A Spaces  
6.7 acres

### Single Family Homes

150 Homes  
3.4 acres

## Atascadero, CA





## Del Rio Specific Plan – Future Developments

- |                                   |   |
|-----------------------------------|---|
| 1. Barrel Creek Multi-Use Project | 6. The Annex Business Park                      |
| 2. 20-Unit RV Hotel Site          | 7. <b>Del Rio Ranch and Resort (28.5 acres)</b> |
| 3. Home 2 Suites by Hilton        | 8. SLO Self Help Housing 42 unit Multifamily    |
| 4. Atascadero Pit Stop Site       | 9. Emerald Ridge Community                      |
| 5. Taco Bell                      | (approved 132-Unit Multifamily)                 |





# DEL RIO RANCH - Experiential Commercial Retail Center



## Del Rio Ranch - Vision

Del Rio Ranch brings light industrial commercial shopfronts, craft artisans, locals and traveling visitors together into a harmony of food, recreation, retail shopping & resort-like amenities.

## Vibrant Mixed-Use

Over 145,000 SF of commercial retail space is intentionally co-designed with artisans in a vibrant retail setting. Visitors and locals enjoy gathering together to experience exquisite central coast living at its very best.





# DEL RIO RANCH - Commercial Retail Center Program



## Commercial Program



- Pet Grooming
- Bike Shop
- Spa & Salon
- Book Store
- Coffee Shop
- Grocery Market
- Yoga & Pilates
- Health & Wellness
- 4 Restaurants
- Micro Brewery

- Kid's Café
- Cider House
- Art Supply
- Juice Bar
- Mail Stop
- Distillery
- Bakery
- Gift Shop
- Entertainment Center
- Ice Cream Shop

- Wine Tasting
- Tequila Bar
- Clothing
- Jewelry Shop
- Shoe Store
- Hat Shop
- Outdoor Equipment
- Kid's Tutor Center
- Daycare / Kid's Club
- Climbing Wall





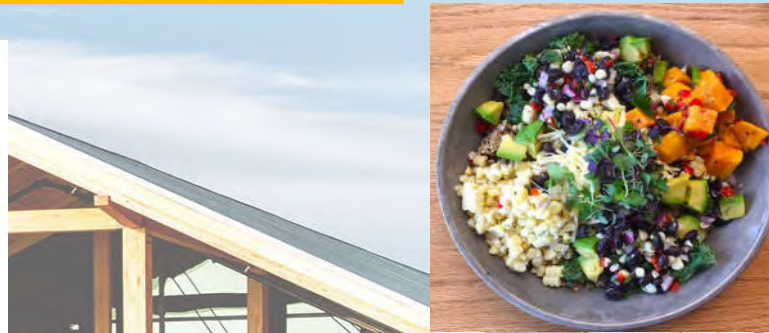
# DEL RIO RANCH - Food & Dining Experience



**HIGH QUALITY FOOD** - Del Rio Ranch is focused on providing a high quality dining experience by combining both indoor/outdoor environments with amazing an assortment of farm-to-table food creations:

## FOOD TYPES

- Organic Americana
- Italian Cuisine
- Vintner's Restaurant
- Taste of Asia Cuisine
- Sports Bar & Grill
- Indoor/Outdoor Cafe
- Sandwich Shop
- Artisan Bakery
- Ice Cream Shop
- Assorted Food Trucks





## DEL RIO RANCH - Craft Cider, Micro Brew, Winery & Distilleries



**CRAFT BEVERAGES** Del Rio Ranch is the center for all CRAFT Beverages in Northern San Luis Obispo County. Options will include non-alcoholic beverages for visitors who wish to enjoy the quality of craft beverages without the side effects.

### BEVERAGE TYPES

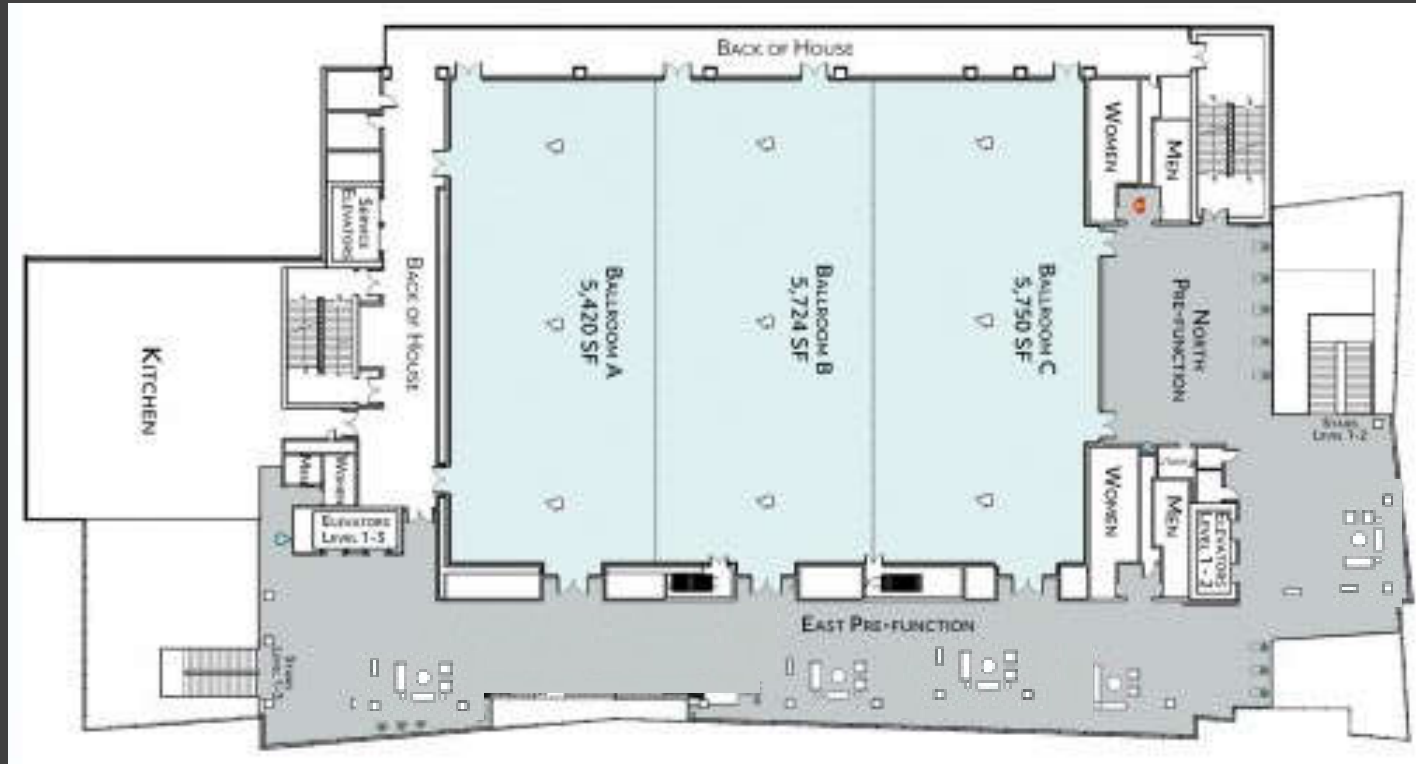
- Organic Winery & Tasting
- Microbreweries
- Craft Cider / Kombucha House
- Coffee Roaster & Café
- Fresh Organic Juice Bar
- Micro Distillery





# DEL RIO RANCH - Convention Expo Center

The **New Expo Center** will feature 3 separate ballroom options that expand into a large full expo center and will include large exterior roll-up doors to create an indoor / outdoor experience for attendees. The center will also feature a commercial kitchen and restaurant to service the programmed events.





## DEL RIO RANCH - OUTDOOR AMPHITHEATER



Amphitheater – this outdoor venue will seat up to **300 attendees** with a mixture of seating types and reservations. The venue will serve the community for local school band performances, outdoor plays, music concerts and movie nights for both Atascadero residents and resort community guests to share. Noise and event hours will be compliant with city codes & ordinances.







# DEL RIO RANCH - Residential Housing Affordable-By-Design

**Del Rio Ranch Terrace:** will include +/- 150 Affordable-By-Design for sale, fee simple homes that can be purchased using traditional financing. These units will all be sold at or below San Luis Obispo County's affordable housing standards for moderate family income purchase price requirements.





# DEL RIO RANCH - Entertainment Center +/- 40,000SF





## DEL RIO RANCH – Overnight Lodging (TOT)



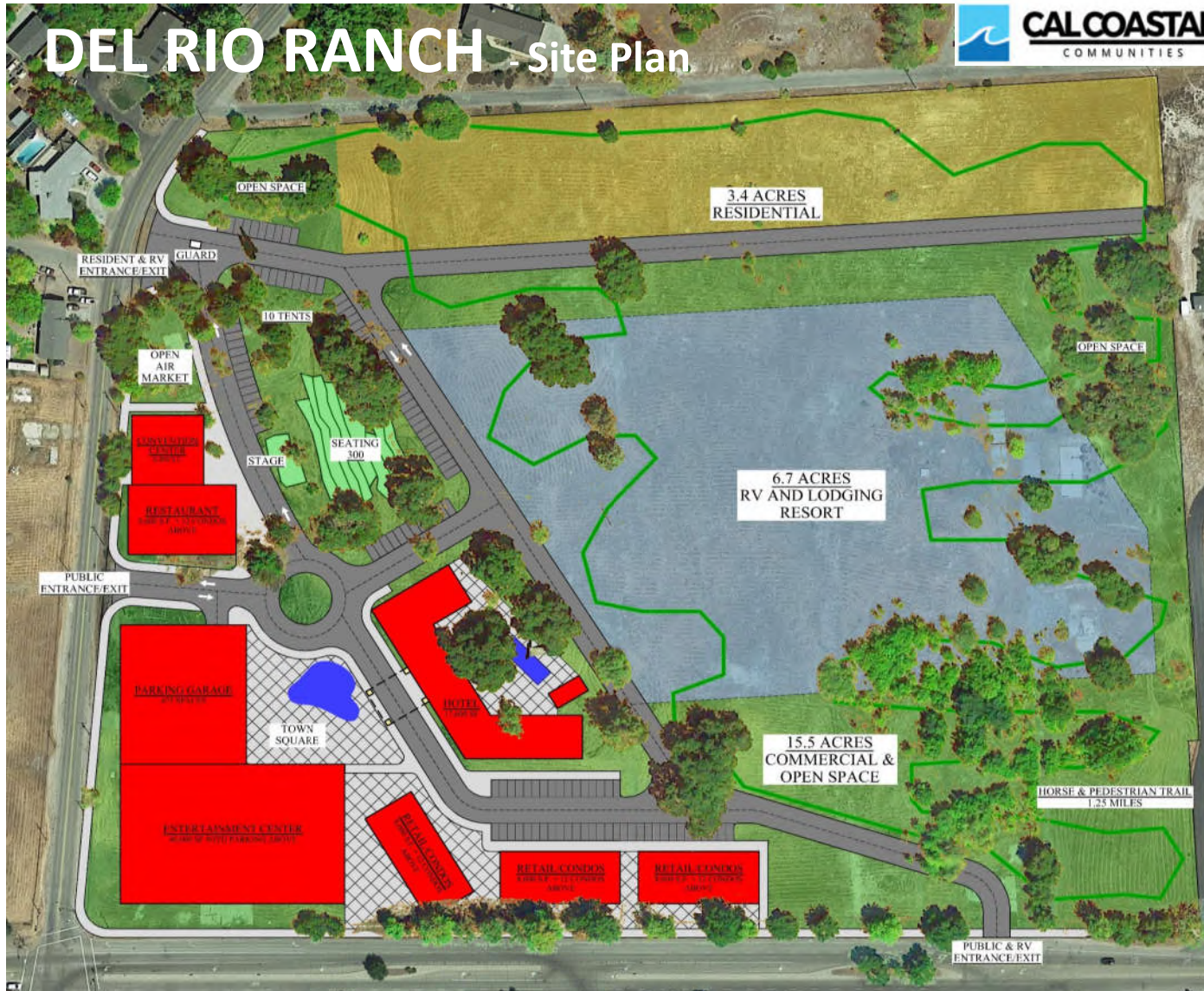


## DEL RIO RANCH - Outdoor Park & Amenities





# DEL RIO RANCH - Site Plan



## Single Family Residential

150 Homes  
(330 Total Req. Parking)  
2 Bed | 2 Bath  
(2.2 Parking Spaces)



## Hotel/Hospitality

100 Hotel Rooms  
(110 Total Req. Parking)



## Commercial/Retail

160,000 Square Feet  
Retail | Industrial  
(350 Parking Spaces)



## Short Stay/Overnights

Cabins, Bungalows  
40 Parking Spaces  
RV - Class A  
(35 Guest Parking Spaces)



## CONTACT:

JACK PHELAN, PhD  
805 215 2703

TED LAWTON  
415 987 6928  
Lic. No: 01862677

CAL COASTAL COMMUNITIES  
178 S. Fourth Street  
Grover Beach, CA 93449  
www.calcoastalcommunities.com

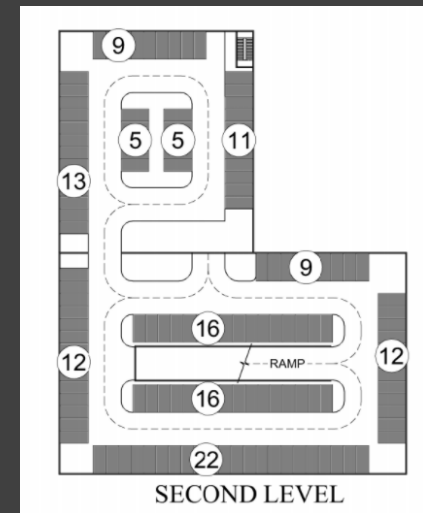
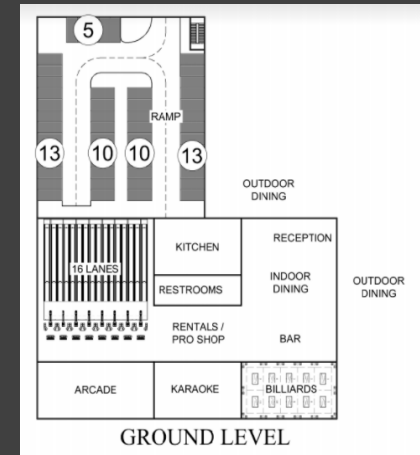


# DEL RIO RANCH - Commercial Programming



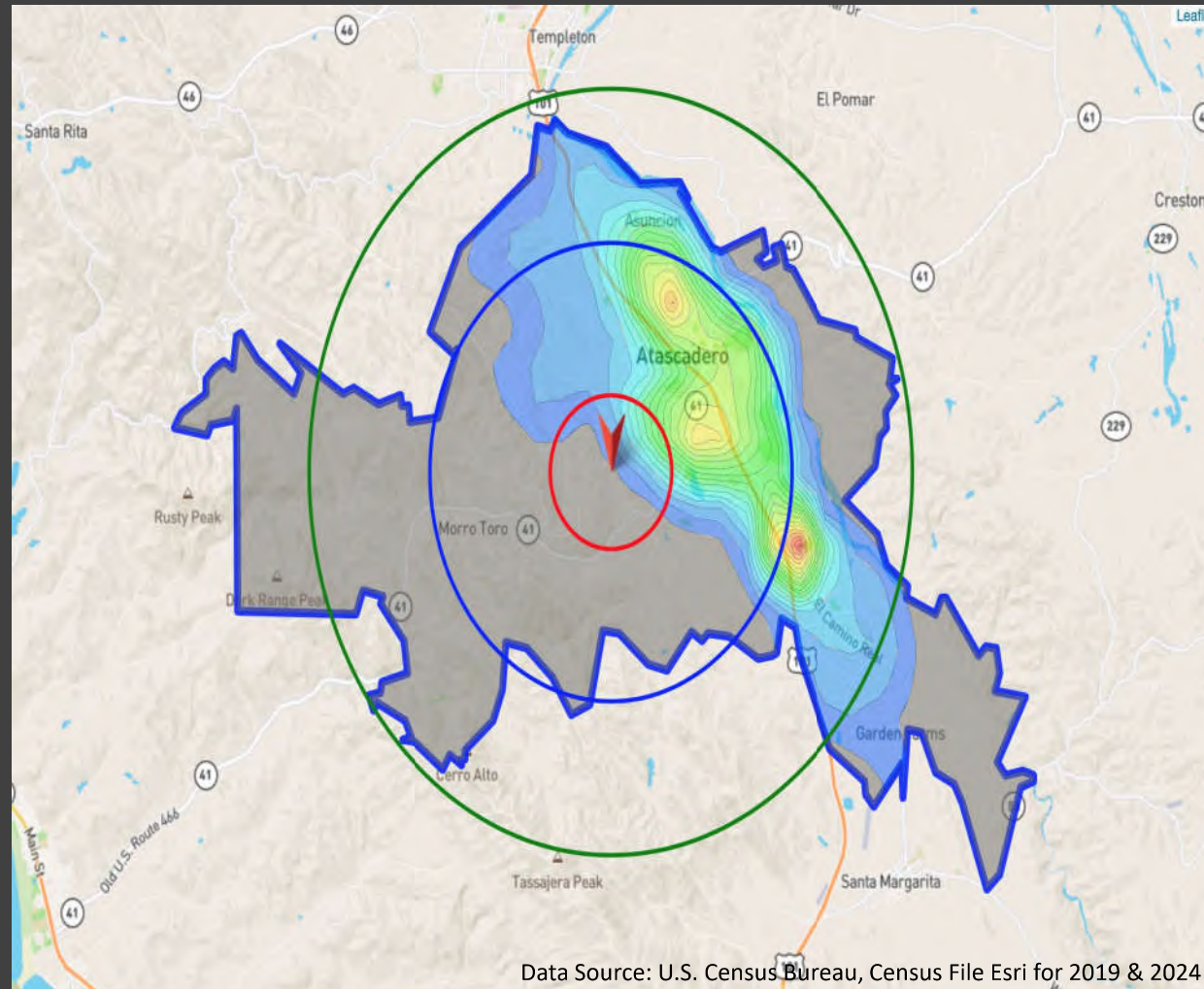
## Site Programming & Parking Count Accommodations

Type	Parking Spaces Required	Unit Size	Unit Count	Total	Parking Required	Parking Provided
Residential	per unit	Sq Ft		Sq Ft		
Condos (2 Beds)	2	1400	48	67,200	120	
Guest Parking (1 per 5 units)	1 per 5 Units				10	
<b>Sub Total</b>			<b>48</b>	<b>67,200</b>	<b>130</b>	
Commercial						
Commercial	1 per 300 sf	80000	1	80,000	267	
Hotel	1 Per Unit	300	100	30,000	100	
Hotel	2 Plus 1 Per 10				12	
Hotel Lobby / Convention Center / Spa / Central Kitchen	None	17,600		18,365	0	
Amphitheater	1 per 40 sf	10,180	1	18,365	255	
<b>Sub Total</b>				<b>146,730</b>	<b>633</b>	
<b>TOTAL PARKING REQUIREMENT</b>				<b>213,930</b>	<b>763</b>	
20% Mixed-Use Reduction					611	
Motorcycle Reduction	1 per 20		31		580	
Bicycle Reduction	1 per 20		29			
<b>Total Parking Required / Provided</b>					<b>551</b>	<b>596</b>
Compact Spaces	20% Allowed				110	





# DEL RIO RANCH - 3/5/10 MILE DEMOGRAPHICS



LOCAL DEMOGRAPHIC DATA	3 Mile	
	CURRENT	2024 FORECAST
Population	10,690	11,357
Households	4,179	4,316
Owner Occupied Housing Units	2,914	3,021
Renter Occupied Housing Units	1,264	1,295
Average Household Income	\$ 105,703	\$ 123,032
Median Houshold Income	\$ 86,823	\$ 100,406
Per Capita Income	\$ 40,217	\$ 46,635
Median Age	4.3	43.0
Average Household Size	2.56	2.60

LOCAL DEMOGRAPHIC DATA	5 Mile	
	CURRENT	2024 FORECAST
Population	29,210	30,214
Households	10,878	11,222
Owner Occupied Housing Units	7,323	7,612
Renter Occupied Housing Units	3,554	3,610
Average Household Income	\$ 102,863	\$ 120,621
Median Houshold Income	\$ 82,316	\$ 95,040
Per Capita Income	\$ 38,974	\$ 45,610
Median Age	42.0	42.5
Average Household Size	2.66	2.67

LOCAL DEMOGRAPHIC DATA	10 Mile	
	CURRENT	2024 FORECAST
Population	64,982	67,576
Households	23,945	24,849
Owner Occupied Housing Units	14,946	15,693
Renter Occupied Housing Units	8,998	9,156
Average Household Income	\$ 99,667	\$ 117,947
Median Houshold Income	\$ 77,945	\$ 91,325
Per Capita Income	\$ 36,957	\$ 43,575
Median Age	39.9	40.6
Average Household Size	2.65	2.66

# DEL RIO RANCH

## San Luis Obispo County – Economic Data



 <b>QUALITY OF LIFE</b>	<b>AVERAGE SINGLE FAMILY HOME VALUE</b> SEP 2020 <b>\$666k</b> ▲ \$29.7k from Sep 2019	<b>AVERAGE ANNUAL WAGE</b> Q2 2020 <b>\$53.8k</b> ▲ \$4.4k from Q2 2019	<b>GASOLINE PER GALLON</b> JAN 2021 <b>\$3.48</b> no change
	<b>AIRPORT PASSENGERS</b> Q3 2020 <b>142.8k</b> ▲ 25.1k from Q1 2020	<b>NEW RESIDENTIAL PERMITS: COUNT</b> Q3 2020 <b>281</b> ▼ -22 from Q3 2019	<b>NEW RESIDENTIAL PERMITS: COST</b> Q3 2020 <b>\$86.1mil</b> ▲ \$8.2mil from Q3 2019



 <b>CLUSTER SUBCATEGORY: UNIQUELY SLO</b>	<b>WINE &amp; BEER</b> Q2 2019 <b>2,576</b> No. of Employees ▲ 73 from Q1 2019	<b>TOURISM</b> Q2 2019 <b>19,362</b> No. of Employees ▲ 1.2k from Q1 2019	<b>AGRICULTURE</b> Q2 2019 <b>3,434</b> No. of Employees ▲ 375 from Q1 2019
	<b>Avg. Annual Wage*</b> ▼ \$-4.1k from Q1 2019	<b>Avg. Annual Wage*</b> ▲ \$1.4k from Q1 2019	<b>Avg. Annual Wage*</b> ▲ \$6.4k from Q1 2019

 <b>PRODUCTIVITY</b>	<b>GROSS REGIONAL PRODUCT</b> 2018 <b>\$18.5bil</b> no change	<b>UNEMPLOYMENT RATE</b> DEC 2020 <b>6.7%</b> ▲ 4.2 points from Dec 2019	<b>PRIVATE SECTOR JOBS</b> Q2 2020 <b>80.7k</b> ▼ -19.4k from Q2 2019
	<b>NEW BUSINESS REGISTRATIONS</b> Q1 2020 <b>380</b> ▼ -24 from Q1 2019	<b>QUARTERLY TAXABLE SALES</b> Q2 2020 <b>\$1.2bil</b> ▼ \$-217.9mil from Q2 2019	<b>LABOR FORCE PARTICIPATION</b> DEC 2020 <b>57.7%</b> ▼ -3.2 points from Dec 2019

Data Source: San Luis Obispo County Workforce Development Board Report - 2018





# ***Atascadero City Council***

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## ***Staff Report - Public Works Department***

### **Proposed Sewer Service Rate Increase**

#### **RECOMMENDATIONS:**

Council:

1. Direct staff to administer the Proposition 218 majority protest process and send out notice of the proposed increases to all property owners connected to the municipal sanitary sewer system.
2. Set a Public Hearing on May 25, 2021 for the City Council's consideration of the proposed wastewater rate increases.
3. Approve a budget amendment and authorize the Director of Administrative Services to appropriate \$7,500 from the Wastewater Fund for costs related to the Proposition 218 majority protest process.

#### **REPORT IN BRIEF:**

The City is proposing to increase wastewater rates in order to accommodate the costs of providing wastewater services due to a number of key factors including but not limited to rising treatment and energy costs; impacts of regulation and legislation; and past and continued critical upgrades and/or replacement of wastewater facilities and infrastructure. Sanitary sewer rates for Atascadero customers have been increased only four times in nearly 40 years. Increasing wastewater rates must comply with Proposition 218, which requires certain procedures to be followed with regard to "property-related" fee increases imposed by governmental agencies. This report provides the analysis for the rate increases and identifies the procedures to implement the new rates.

#### **DISCUSSION:**

##### Background

The City of Atascadero provides wastewater collection and treatment service for most non-residential properties and a portion of the City's residential population serving a combined area consisting of approximately 2,000 acres of the roughly 15,000 acres within the City boundary. Customers of the wastewater collection and treatment system are comprised of approximately 5,000 parcels that include residential, commercial, and light industrial customers. The remainder of the City's population is served by on-site wastewater treatment systems (septic systems).

The City of Atascadero assumed ownership and operation of the wastewater collection and treatment system from the Atascadero County Sanitation District in 1982 shortly after incorporation (1979). While there have been upgrades, modifications, and additions to wastewater treatment facilities, the overall process has not changed significantly since 1982 and is considered a stabilization pond treatment system.

The wastewater collection system (also referred to as the sanitary sewer system) is currently comprised of approximately 63 miles of four to 21-inch diameter gravity sewer pipe, 1,460 manholes, 12 lift stations, 7 miles of four to 16-inch diameter forcemain, and 5,000 sewer service connections. This system has expanded since 1982 but still has original pipes in service from the 1930's.

Utilities that have customer water consumption data customarily use consumption during winter months as a basis for the year-round sewer service charges at a volumetric rate. Customers connected to the City's sanitary sewer system are billed a fixed charge for the City's service to collect and treat the wastewater, which is called a sewer service charge or wastewater service charge. This fixed rate methodology is used since the City is not the water supplier and does not have access to individual customer water consumption data without the customer's consent. The fixed charge used by the City is based upon Equivalent Dwelling Units (EDUs), where one EDU is the basis for a single family residence (SFR) service charge, based upon an estimated average daily flow of 240 gallons of wastewater and wastewater strength provided by the residence. Other connection users are assigned a multiple or fraction of an EDU based upon expected average daily flow and strength of wastewater compared to that of SFR. For example, an apartment or condo is 0.75 EDUs and charged 0.75 times that of a SFR service charge, and a restaurant with less than 40 seats is four EDUs and charged 4 times that of a SFR service charge. The City currently has about 8,400 EDUs in the system.

Sewer service charges are collected by placing a levy each year on the property taxes of individual customers through San Luis Obispo County. The City provides data to the County including the Assessor's Parcel Number (APN) and the associated sewer service charge being levied on the property. The charge is included as a line item on the customer's property tax statements. Revenue from sewer service charges are paid to the City twice each year.

The sewer service charges have been adjusted only four times since 1982. Rates were unchanged from 1994 through 2018, and increases were approved the last two years in 2019 and 2020 based upon a Wastewater Rate Study.

#### Wastewater Rate Analysis

The City is dedicated to keeping rates low by maintaining lean staffing levels, absorbing increasing operational and maintenance costs, and using reserves when necessary. However, much like other utilities and services delivered to homes and businesses, the costs involved to collect and treat wastewater have risen and continue to rise.

As part of the Wastewater Master Plan process, an independent engineering consultant, MKN, assessed and analyzed the capital needs of the wastewater collection and treatment systems. A Capital Improvement Program (CIP) was developed that identified numerous capital facility replacements and upgrades to provide a safe and reliable

wastewater system. In addition to other projects, the most significant capital projects identified consist of the Water Reclamation Facility treatment process improvements totaling in excess of \$23 million, and Lift Station No. 13 and Force Main project totaling about \$5.5 million. Both projects are expected to be completed within the next five years. The CIP cost estimates exceed \$52 million over the next ten years and are expected to escalate due to rising construction cost indices.

Tuckfield & Associates, an independent financial consultant, completed a comprehensive wastewater rate study for the City's wastewater enterprise in May 2019 (see attached). This study analyzed the City's wastewater services, wastewater enterprise revenue and revenue requirements, and current rate structure. The study also analyzed and determined the cost of providing wastewater services and their corresponding impacts to customer's bills. This analysis identified a number of key factors that result in the proposed rates. These key factors include, but are not limited to:

- Rising treatment and energy costs
- Impacts of regulation and legislation
- Past and continued critical upgrades and/or replacement of wastewater facilities and infrastructure

The wastewater rate study recommends increasing the current monthly sewer service charge of \$28.57 per SFR (or EDU) by \$5.43 for a total monthly rate of \$34.00. The report further recommends similar percentile increases for each of the following years through FY23/24. The table below shows the current and proposed FY21/22 sewer service charges for the various connection user categories.

CURRENT AND PROPOSED MONTHLY SEWER SERVICE CHARGES				
Classification Description	EDU Multiple	Unit of Measure	Monthly Rate	
			Current	Proposed <sup>1</sup>
<b>Residential Fixed Charges</b>				
Single Family	1.00	Dwelling Unit	\$ 28.57	\$ 34.00
Apartment, Condo	0.75	Dwelling Unit	\$ 21.43	\$ 25.50
Mobile Home	0.60	Spaces	\$ 17.14	\$ 20.40
Senior Apartment Unit	0.35	Dwelling Unit	\$ 10.00	\$ 11.90
<b>Non-Residential Fixed Charges</b>				
Financial Institutions	2.00	Unit	\$ 57.14	\$ 68.00
Bars	1.50	Unit	\$ 42.86	\$ 51.00
Carwash	7.50	Unit	\$ 214.28	\$ 255.00
Churches/Meeting Halls				
< 150 seats	1.33	Seats	\$ 38.00	\$ 45.22
150 to 250 seats	2.66	Seats	\$ 76.00	\$ 90.44
> 250 seats	3.00	Seats	\$ 85.71	\$ 102.00
Commercial Unit	1.00	Unit	\$ 28.57	\$ 34.00
Funeral Home	9.00	Unit	\$ 257.13	\$ 306.00
Gas Station	2.00	Unit	\$ 57.14	\$ 68.00
Grocery Store > 10,000 sq. ft.	8.00	1,000 sq. ft.	\$ 228.56	\$ 272.00
Gymnasium	10.00	Unit	\$ 285.70	\$ 340.00
Laundry	9.00	Unit	\$ 257.13	\$ 306.00
Motel (per room)	0.33	Room	\$ 9.43	\$ 11.22
Office Unit	1.00	Unit	\$ 28.57	\$ 34.00
Rest Home (per bed)	0.35	Bed	\$ 10.00	\$ 11.90
Restaurants				
< 40 seats	4.00	Seats	\$ 114.28	\$ 136.00
40 to 60 seats	6.00	Seats	\$ 171.42	\$ 204.00
61 to 100 seats	8.00	Seats	\$ 228.56	\$ 272.00
> 100 seats	10.00	Seats	\$ 285.70	\$ 340.00
Schools (per student enrolled on 3/	0.05	Student	\$ 1.43	\$ 1.70
Theater	4.00	Unit	\$ 114.28	\$ 136.00
Veterinarians	3.00	Unit	\$ 85.71	\$ 102.00
Unlisted Uses <sup>2</sup>	1.00	Unit	\$ 28.57	\$ 34.00

<sup>1</sup> Proposed Rates effective July 1, 2021

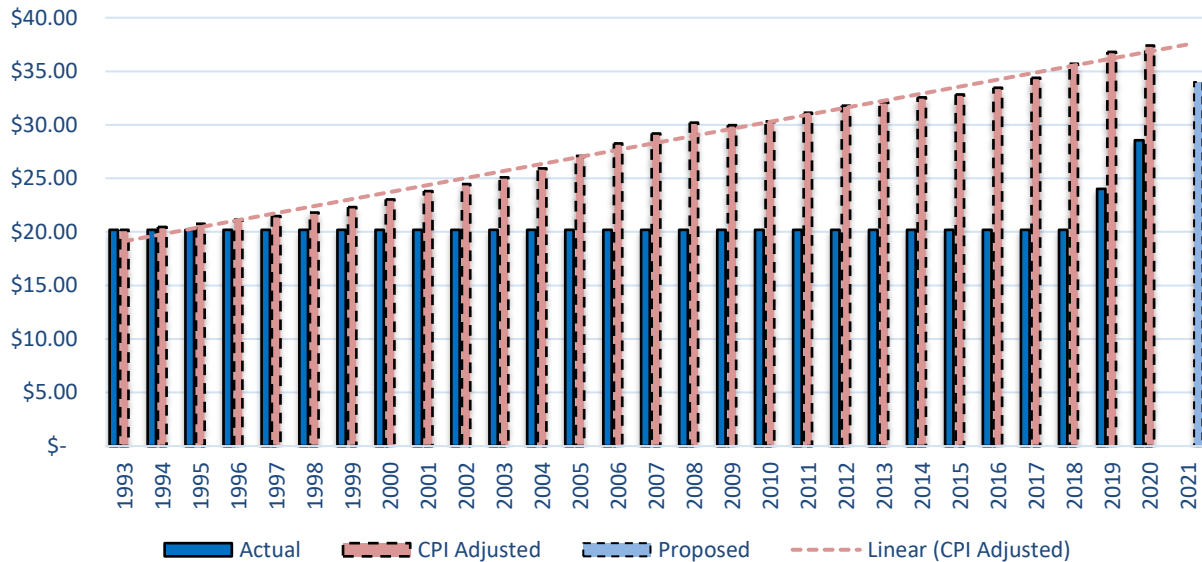
<sup>2</sup> Unlisted uses are determined by use of fixture units from the California Plumbing Code or as by means deemed appropriate by the City Engineer.

<sup>3</sup> EDU = Equivalent Dwelling Unit is the average daily flow and strength of wastewater discharge from single family residence (240 gallons per day with BOD<sub>5</sub>=250 ml/L and SS=250 ml/L).

Staff analyzed what the current SFR monthly sewer service charge would be if Consumer Price Index (CPI) values were applied each year since the 1993 rate adjustment. Using the Los Angeles-Long Beach-Anaheim area CPI values, the CPI-adjusted monthly SFR sewer service rate would be \$37.40 on July 1, 2020, an increase of \$8.83 or 31% higher than the current \$28.57 rate. Assuming a 2% CPI increase for 2021, the proposed \$34.00

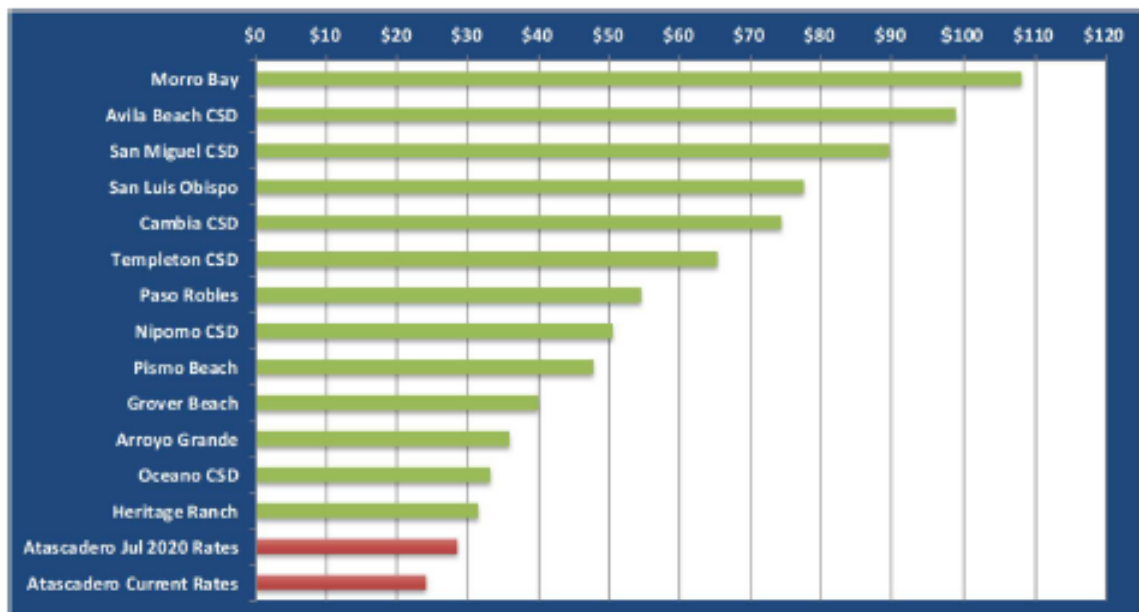
rate would still be 12% less than that of the CPI-adjusted 2013 rate. However, the recent rate increases are helping to close the CPI gap. The following graph compares the actual and CPI-adjusted rates.

### Monthly SFR Sewer Service Charge Comparison (1993 to 2021)



Tuckfield & Associates conducted a wastewater rate survey for neighboring communities to the City of Atascadero. The following chart compares the City's monthly sewer service charge for a SFR to those neighboring communities at the same use for rates in effect February 2020. While the chart is a year old, most rates (if not all) have increased. As the chart depicts, the current FY20/21 and proposed FY21/22 monthly sewer service bill for Atascadero customers is among the lowest in San Luis Obispo County.

### Comparison of Single-family Residential Monthly Wastewater Bills For Rates in Effect February 2020





The study also analyzed capacity charges, or connection fees, that are one-time charges paid by new customers as a capital contribution for capacity in the wastewater system. These charges are similar to development impact fees and can be assessed to existing wastewater customers requiring increased capacity to serve changes in their development or use occupancy. The proceeds from capacity charges are a financing source for future facilities. The study recommends a capacity charge of \$5,584 per SFR (or EDU) with an annual adjustment based upon the Engineering News Record Construction Cost Index. The City Council adopted new capacity charges on September 24, 2019, which went into effect on November 23, 2019.

The City has updated the customer database and performed a full audit and inventory of all wastewater connection user classifications. The City and its consultants are coordinating with Atascadero Mutual Water Company (AMWC) and utilizing water records to complete a volumetric analysis of the water use patterns of the various groups of connection user classifications. After this process, wastewater rates are recommended to be re-evaluated and established for a four or five-year period, ideally FY22/23 through FY26/27, with built-in CPI adjustments. While the majority of this analysis has been completed, staff and its consultants are identifying impacts to existing customers and evaluating if actual water use could be utilized to establish rates.

#### Proposition 218 Process

Sanitary sewer rate increases must follow the Proposition 218 majority protest process that requires certain procedures be followed with regard to "property-related" fee increases imposed by governmental agencies. Those rate increases are subject to a "majority protest" process that provides if a majority of the parcels subject to the City fee protest the proposed rate increase, the City cannot impose the increase.

Proposition 218 requires that the City provide all properties receiving the sewer service for which the fee is charged with a minimum of 45 days written notice prior to the City Council holding a Public Hearing on a proposed rate increase. The property owners (and record owners) have the ability to "protest" the proposed rate increase until the close of the Public Hearing. If a majority of the parcels file written protests with the City prior to the close of the Public Hearing, the Proposition states that the City cannot implement the proposed increase. If a majority of the parcels do not protest the proposed increase, the City Council has the authority to implement the proposed rate increase.

The majority protest process is part of the California Constitution (Article XIID) and it is mandatory that the City adhere to this voter-enacted process. As reference, the specific relevant text from Proposition 218 is included below:

#### *ARTICLE 13D (ASSESSMENT AND PROPERTY-RELATED FEE REFORM)*

*SEC. 6. Property Related Fees and Charges. (a) Procedures for New or Increased Fees and Charges. An agency shall follow the procedures pursuant to this section in imposing or increasing any fee or charge as defined pursuant to this article, including, but not limited to, the following:*

*(1) The parcels upon which a fee or charge is proposed for imposition shall be identified. The amount of the fee or charge proposed to be imposed upon each parcel shall be calculated. The agency shall provide written notice by mail of the proposed fee or charge to the record owner of each identified*

*parcel upon which the fee or charge is proposed for imposition, the amount of the fee or charge proposed to be imposed upon each, the basis upon which the amount of the proposed fee or charge was calculated, the reason for the fee or charge, together with the date, time, and location of a public hearing on the proposed fee or charge.*

*(2) The agency shall conduct a public hearing upon the proposed fee or charge not less than 45 days after mailing the notice of the proposed fee or charge to the record owners of each identified parcel upon which the fee or charge is proposed for imposition. At the public hearing, the agency shall consider all protests against the proposed fee or charge. If written protests against the proposed fee or charge are presented by a majority of owners of the identified parcels, the agency shall not impose the fee or charge.*

The Council created a majority protest process on May 14, 2019 (Resolution 2019-033) that establishes procedures for the submission and tabulation of protests in connection with rate hearings conducted pursuant to the requirements of Proposition 218. This provides clarity and transparency in the City's compliance with this process, and could avoid invalidating proposed rate increases from minor technicalities or other challenges.

The City levies the sewer service charges to property taxes and the parcel owner is billed by the County twice annually. Every party listed on the parcel ownership will be mailed a notice. However, the City is only required to count one protest per parcel. Accordingly, even if all parties listed on an individual parcel file a protest, only one protest shall be counted for purposes of determining whether there is a majority protest.

Listed in the table below is the proposed schedule to implement the proposed rates:

March 23, 2021	Direct staff to administer the Proposition 218 process
March 23 - April 9, 2021	Obtain current parcel owner data from County, prepare and print Notices, and ready Notices for mailing
April 9, 2021 or before	Mail Notices to wastewater parcel (and record) owners
April 10 – May 24, 2021	45 day requirement prior to election
May 25, 2021	Public Hearing and Protest Results; Council adopts New Rates
June 8 or 22, 2021	Council adopts Resolution to levy sewer service charges
July 1, 2021	New rates become effective (30+ days after adoption of new rates)
July 15, 2021	County deadline to levy sewer service charges to property tax rolls

In accordance with Title 7, Chapter 10 of the Municipal Code, the wastewater rates are adopted by resolution. To avoid confusion, the City Attorney's office recommends that the new rates are not effective for 30 days following adoption.

### Conclusion

The City has operated the wastewater collection and treatment systems in a very economical manner for nearly 40 years with only four increases to sewer service rates during that time. The sewer service rates have not kept up with the increasing costs of maintaining, operating and replacing the wastewater collection and treatment systems. The 2019 rate study shows that the City will have to continue to incrementally increase the sewer service rates in order to continue operating, and replacing the existing system.

As discussed at this time last year, this proposed rate increase is intended to phase-in the necessary higher sewer service rates needed to align revenues and expenses in the wastewater system. Even with this increase, the proposed wastewater rates are much less than that of CPI-adjusted values, and will still be among the lowest in San Luis Obispo County.

### **FISCAL IMPACT:**

Approving staff recommendations will generate an estimated \$530,000 in additional revenue from sewer service charges collected in FY21/22 over FY20/21 amounts. The recommendations will also approve expenditures of up to \$7,500 related to the Proposition 218 majority protest process from the Wastewater Fund in the current fiscal year.

### **ALTERNATIVES:**

1. If the Proposition 218 majority protest process results in a non-majority protest, the Council may reduce the proposed sewer service charge rate increase for FY21/22, but cannot increase the rate over that proposed.
2. Council may direct staff to include proposed rate increases through FY23/24 as described in the study. However, staff recommends waiting until the City has completed the volumetric analysis of the water use patterns of the various groups of connection user classifications (estimated Fall 2021).
3. Council could take no action.

### **ATTACHMENT:**

Report on Wastewater Rate Study (May 2019)



# Report on Wastewater Rate Study

May 2019



Prepared For:  
**City of Atascadero**

6500 Palma Avenue  
Atascadero, CA 93422  
(805) 470-3456

Submitted By:  
**Tuckfield & Associates**

2549 Eastbluff Dr, #450B  
Newport Beach, CA 92660  
(949) 760-9454  
[www.tuckfieldassociates.com](http://www.tuckfieldassociates.com)





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## Tuckfield & Associates

2549 Eastbluff Drive, Suite 450B, Newport Beach, CA 92660  
Phone (949) 760-9454 Fax (949) 760-2725  
Email [ctuckfield@tuckfieldassociates.com](mailto:ctuckfield@tuckfieldassociates.com)

May 10, 2019

Mr. Nick DeBar  
Public Works Director/City Engineer  
City of Atascadero  
6500 Palma Avenue  
Atascadero, CA 93422

Dear Mr. DeBar:

I am pleased to submit this report on the Wastewater Rate Study (Study) for the City of Atascadero (City). The wastewater service charges presented in this report have been developed based on industry methods that result in fair and equitable rates for the users of the wastewater utility in accordance with Proposition 218.

The Study included a review and analysis of the wastewater enterprise revenue and revenue requirements, number of equivalent dwelling units, and current rate structure. This report presents the findings and recommendations for the City's wastewater service charges to meet the on-going operational needs of the wastewater enterprise and the funding of the capital infrastructure requirements. Tables and figures throughout the report are provided to demonstrate the calculations.

It has been a pleasure working with the City on this project. If there are any questions regarding this report, please contact me at (949) 760-9454.

Very Truly Yours,

TUCKFIELD & ASSOCIATES



G. Clayton Tuckfield  
President/Project Consultant

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# Executive Summary

The City of Atascadero (City) engaged Tuckfield & Associates to conduct a comprehensive Wastewater Rate Study (Study) for its wastewater system (System). This Study includes development of a pro forma statement of revenues and revenue requirements for the wastewater enterprise and design of wastewater service charges for implementation.

The last time that wastewater service charges were increased was in 1994, or about 25 years ago. It is recommended that the City conduct an update to this Study at least every three to five years for prudent rate planning

## Wastewater Financial Plan

Current wastewater charges consist of monthly fixed charges which are collected through the county of San Luis Obispo tax rolls. Fixed charges for all customers are established as a multiple of the single-family residential (SFR) dwelling unit fixed charge. The City currently serves about 8,400 Equivalent Dwelling Units (EDUs) and the number of EDUs is expected to increase by 115 annually.

The City has prepared a five-year capital improvement program (CIP) spending plan for the wastewater utility. The capital expenditures consist of various repair, replacement, and rehabilitation projects in addition to two large projects consisting of Water Reclamation Facility (WRF) Process Improvements and the Lift Station #13 and Force Main Project estimated to cost about \$23.15 million and \$5.8 million respectively. The WRF Process Improvements are planned to be financed with proposed debt issues in FY 2021-22 and in FY 2023-24. The Lift Station #13 and Force Main Project is partially financed with the FY 2021-22 debt issue. Debt service related to the projects is estimated to be \$919,000 beginning in FY 2021-22 and an additional \$707,100 in FY 2023-24.

A forward looking financial plan was created that identifies the revenue and revenue requirements of the wastewater enterprise. Annual revenue includes wastewater service charge revenue and miscellaneous revenue. Annual revenue requirements include operation and maintenance (O&M) expense, annual capital replacement, and new debt service. Future O&M expenses were projected recognizing escalation in expenses as well as changes in operations staffing.

From the analysis of the financial plan, revenue increases are recommended to adequately meet future obligations and cash reserve targets. These proposed revenue adjustments include 19 percent annual increases beginning August 8, 2019 and then on each July 1 for the next four years July 2020 and continuing through July 2023. The wastewater financial plan is presented in Table 7.

## Current Wastewater Service Charges

The City's current wastewater service charges consist of monthly fixed charges to residential and non-residential customers. All customers are charged a fixed charge as a multiple of the single-family residential (SFR) charge. The fixed charge EDU methodology is used since the City is not the public water supplier for Atascadero and does not have access to individual customer's water consumption data.

The wastewater service charge for an SFR dwelling unit is defined as one EDU. One EDU is the sewer flow and strength of a single-family residence stated in terms of maximum discharge flow in gallons per day (gpd) and

strength consisting of bio-chemical oxygen demand (BOD) and suspended solids (SS). Service charges for other customers are based on their proportion of flow and strength relative to the single-family residence. The current wastewater charges are presented in Table 3.

## Proposed Wastewater Service Charges

Table ES-1 presents the wastewater service charges to be implemented by the City to meet future operations and capital spending needs of the System. The current charges are also shown for comparison purposes. The wastewater service charges reflect the forecast of the cost of providing wastewater service presented in this Study.

Where a new wastewater customer does not fit the wastewater classifications identified in Table ES-1, it is recommended that the City reserve the right to calculate the monthly service charge through the use of fixture units using the California Uniform Plumbing Code, or by means deemed appropriate by the City Engineer.

Table ES-1  
Current and Proposed Wastewater Service Charges

Description	Unit of Measure	Current	Date of Increase				
			Aug 8, 2019	July 1, 2020	July 1, 2021	July 1, 2022	July 1, 2023
Residential Fixed Charges							
Single Family	Dwelling Unit	\$20.18	\$24.01	\$28.58	\$34.01	\$40.47	\$48.16
Apartment, Condo	Dwelling Unit	\$15.13	\$18.00	\$21.43	\$25.50	\$30.34	\$36.11
Mobile Home	Spaces	\$15.13	\$18.00	\$21.43	\$25.50	\$30.34	\$36.11
Senior Apt Unit	Dwelling Unit	\$7.06	\$8.40	\$10.00	\$11.90	\$14.16	\$16.85
Non-Residential Fixed Charges							
Financial Institutions	Unit	\$40.36	\$48.03	\$57.15	\$68.01	\$80.94	\$96.31
Bars	Unit	\$30.27	\$36.02	\$42.87	\$51.01	\$60.70	\$72.23
Carwash	Unit	\$151.35	\$180.11	\$214.33	\$255.05	\$303.51	\$361.17
Churches/Meeting Halls							
< 150 seats	Seats	\$26.83	\$31.93	\$37.99	\$45.21	\$53.80	\$64.03
150 to 250 seats	Seats	\$53.67	\$63.87	\$76.00	\$90.44	\$107.63	\$128.08
> 250 seats	Seats	\$60.63	\$72.15	\$85.86	\$102.17	\$121.58	\$144.68
Commercial Unit	Unit	\$20.18	\$24.01	\$28.58	\$34.01	\$40.47	\$48.16
Funeral Home	Unit	\$181.62	\$216.13	\$257.19	\$306.06	\$364.21	\$433.41
Gas Station	Unit	\$40.35	\$48.02	\$57.14	\$68.00	\$80.92	\$96.29
Grocery Store > 10,000 sf	1,000 sf	\$161.41	\$192.08	\$228.57	\$272.00	\$323.68	\$385.18
Gymnasium	Unit	\$201.77	\$240.11	\$285.73	\$340.01	\$404.62	\$481.49
Laundry	Unit	\$181.62	\$216.13	\$257.19	\$306.06	\$364.21	\$433.41
Motel (per room)	Room	\$6.66	\$7.93	\$9.43	\$11.22	\$13.36	\$15.89
Office Unit	Unit	\$20.18	\$24.01	\$28.58	\$34.01	\$40.47	\$48.16
Rest Home (per bed)	Bed	\$7.06	\$8.40	\$10.00	\$11.90	\$14.16	\$16.85
Restaurants							
< 40 seats	Seats	\$80.71	\$96.04	\$114.29	\$136.01	\$161.85	\$192.60
41 to 60 seats	Seats	\$121.06	\$144.06	\$171.43	\$204.01	\$242.77	\$288.89
61 to 100 seats	Seats	\$161.41	\$192.08	\$228.57	\$272.00	\$323.68	\$385.18
> 100 seats	Seats	\$201.77	\$240.11	\$285.73	\$340.01	\$404.62	\$481.49
School (per student on 3/1)	Student	\$1.01	\$1.20	\$1.43	\$1.70	\$2.03	\$2.41
Theater	Unit	\$80.71	\$96.04	\$114.29	\$136.01	\$161.85	\$192.60
Veterinarians	Unit	\$60.54	\$72.04	\$85.73	\$102.02	\$121.40	\$144.47
Unlisted Uses [1]	Unit	\$20.18	\$24.01	\$28.58	\$34.01	\$40.47	\$48.16

[1] Determined by use of fixture units from the California Plumbing Code or as by means deemed appropriate by the City Engineer.

## Wastewater Residential Bill Impacts

Table ES-2 presents the impacts to SFR bills from the implementation of the proposed August 8, 2019 wastewater service charges. The table shows that the wastewater bill of an SFR customer will increase from \$20.18 to \$24.01, an increase of \$3.83, or 19 percent.

**Table ES-2**  
**Comparison of Current Residential Monthly Bill with**  
**Proposed Monthly Bill Using August 2019 Proposed Wastewater Charges**

Residential Classification	Current Bill	Aug 2019 Proposed Bill	Dollar Change	Percent Change
Single Family	\$20.18	\$24.01	\$3.83	19.0%
Apartment, Condo	\$15.13	\$18.00	\$2.87	19.0%
Mobile Home	\$15.13	\$18.00	\$2.87	19.0%
Senior Apt Unit	\$7.06	\$8.40	\$1.34	19.0%

## Wastewater Rate Survey

Chart ES-1 has been prepared to compare the City's SFR wastewater bill with those of other communities at the same consumption where appropriate. The chart indicates that with the implementation of the August 2019 wastewater service charges, an SFR customer will experience a bill that is among the lowest in San Luis Obispo County.

**Chart ES-1**  
**Comparison of Single-family Residential Monthly Wastewater Bills**  
**For Rates in Effect April 2019**



Note: Above table uses wastewater rates in effect April 2019. City's August 2019 bill is based on the wastewater service charges in Table 8. San Luis Obispo, Cambria, Paso Robles, Arroyo Grande, and Los Osos have a variable wastewater rate component and an average water consumption of 15 HCF and an average winter water use of 7 HCF have been assumed.



## Capacity Charges

Capacity charges, sometimes referred to as connection fees, are one-time charges paid by a new customer connecting to the wastewater system for capacity in the System. Capacity charges are also charged to existing customers that require increased capacity from changes in their development.

The capacity charges determined in this report follow industry standard methods and are based the current value of the City's existing facilities and include the cost of future replacement facilities and future facilities that that serve new development. Capacity charges for implementation by the City are provided in Table 12 of this report and include capacity charges for other residential and non-residential development types.

# Introduction

The City of Atascadero (City) engaged Tuckfield & Associates to conduct a comprehensive Wastewater Rate Study (Study) for its wastewater system (System). This Study includes development of a pro forma statement of revenues and revenue requirements of the wastewater enterprise and design of new wastewater service charges for implementation.

## Background

The City of Atascadero was incorporated in 1979 and is located approximately 15 miles north of the City of San Luis Obispo. The City provides wastewater collection and treatment service to a portion of the City's population serving an area consisting of about 1,900 acres out of the total 5,000 acres within the City limits. Customers of the System include residential, commercial, and light industrial customers.

The wastewater collection system consists of about 63 miles of sewer pipe, 7 miles of sewer force main, and twelve lift stations that conveys wastewater to the City owned wastewater treatment plant. The treatment plant facilities consist of flow metering, headworks, lagoons, ponds, aeration facilities, percolation basins, and sludge drying beds. Facilities also include public works buildings, RV waste receiving station, and an irrigation well to serve a mixture of treated effluent and groundwater to Chalk Mountain Golf Course.

Current wastewater charges consist of monthly fixed charges collected through the county of San Luis Obispo tax rolls. Fixed charges for all customers are established as a multiple of the single-family residential (SFR) dwelling unit fixed charge. For example, a multifamily dwelling unit is charge 0.75 times that of the SFR charge whereas a restaurant with less than 40 seats is charged 4 times the SFR charge.

## Objectives

The objectives of this Study are to (1) review the current and future financial status of the wastewater enterprise, (2) make any adjustments to the revenue being received to ensure that financial obligations are being met now and in the future, including adequate reserves and debt service coverage, and (3) design rates and charges that generate the required revenue while being fair and equitable for its customers. Additionally, the Study also sought to provide the following.

- Revenue sufficiency to fund operating and capital needs
- Appropriate levels of operating and capital reserves
- Rates and charges that are consistent with industry practice
- Stable revenue stream similar to the existing rate structure
- Ease of understanding and administration

## Scope of the Study

This Study includes the findings and recommendations of analyzing the wastewater enterprise financial status and related capital improvement program (CIP) financing of the System. Historical trends were analyzed from data supplied by the City including current year's budget showing revenue and revenue requirements, financial audits, System master plans, and capital improvement plans.

Revenue requirements include operation and maintenance expense, annual replacement, and additions to reserves. Changing conditions such as additional facilities, utility growth, employee additions/reductions, and non-recurring maintenance expenditures are recognized. Inflation for ongoing expenditures is included to reflect cost escalation.

The financial plans and rates developed herein are based on funding of the capital improvement plan as stated as well as estimates of operation and maintenance expenses developed from information provided by the City. Deviation from the planning assumptions, financial plans, construction cost estimates and funding requirements, major operational changes, or other financial policy changes that were not foreseen, may result in the need for lower or higher revenue than anticipated. It is recommended that the City conduct an update to the rate study at least every three to five years for prudent rate planning.

# Assumptions

## Planning Factors

Several assumptions and planning factors were used to conduct the Study for the period FY 2019-20 to FY 2023-24. The assumptions include customer growth rates, expense inflation factors, debt terms, and other assumptions. Assumptions and financial planning factors are provided in Table 1.

Table 1  
Assumption and Planning Factors

Description	Value
<b>Account Growth</b>	
Annual Account & Demand growth (EDUs) [1]	115
<b>Interest Earnings Rate</b>	
Interest earnings on fund reserves (annual)	1.5%
<b>Escalation Factors</b>	
Salaries and Wages [2]	5.0%
Benefits, Insurance, Taxes	10.0%
Electrical Power	3.0%
Chemicals	3.0%
All Other Operations and Maintenance	3.0%
Capital	3.0%
<b>New Revenue Bond Debt</b>	
Interest Rate	5.0%
Repayment Period (Term) - years	30
Bond Proceeds as a % of Issue Amount	92.0%
Bond Reserve (1 year's payment)	7.1%
Cost of Issuance	1.5%

[1] Growth in number of Equivalent Dwelling Units (EDUs) is based on October 2014 Wastewater Treatment Plant Master Plan Update.

[2] Escalation in a City personnel position is 5% percent annually.

## City Reserve Policy

A reserve policy provides a basis to deal with unanticipated reductions in revenues, changes in the costs of providing services, fixed asset repair and replacement, natural disaster, and other issues. It also provides guidelines to maintain the financial health and stability of the enterprise fund. The City's goal is to maintain appropriate reserves related to wastewater operations and capital spending developed in this Study. These reserve types and their targets are described below.

**Operating Reserve** – The purpose of the Operating Reserve is to provide working capital to meet cash flow needs during normal operations and support the operation, maintenance and administration of the utility. This reserve ensures that operations can continue should there be significant events that impact cash flows. The target balance to be maintained is 180 days of annual O&M expense. Since O&M expense increases each year, the reserve to be maintained will increase annually also.

**Capital Replacement Reserve** – The Capital Replacement Reserve is used to fund future replacement of assets and capital projects. The City currently provides reserves related to capital spending by earmarking 26 percent of the revenue received from wastewater service charges as capital related, which is available for annual capital spending or accumulation as a capital reserve. This policy is utilized in this Study and the minimum reserve level used is average annual replacement expenditures, excluding the WRF Process Improvements and Lift Station #5 and #13 projects, is estimated at \$1,600,000.

**Capital Emergency Reserve** – The purpose of the emergency capital reserve is to provide protection against catastrophic loss and to provide a cushion for inaccuracy in long range replacement program. The Target reserve is established at 5 percent of the value of current capital fixed asset value. The amount is currently estimated at \$800,000 and will increase as CIP is booked into fixed assets.

## City Beginning Balances

From the City's 2017 – 2019 Budget, the estimated beginning cash balances as of June 30, 2019 is \$10,112,000 shown in Table 2. This amount has been separated into beginning balances by reserve type as stated below. The City has accumulated capital replacement reserves for the specific purpose of their use towards the capital improvements identified in this Study. The operating and capital cash balances are used in the development of the financial plans for the System with the intent to meet the Target Reserves. Target Reserves are also shown below for the first year of the financial plan.

**Table 2**  
**Wastewater Enterprise Reserves**

Reserve Type	Est. Reserve Balance June 30, 2019	Target Reserve
Operating	\$826,000	\$826,000
Capital Replacement	\$8,486,000	\$1,600,000
Capital Emergency	\$800,000	\$800,000
Total [1]	\$10,112,000	\$3,226,000

[1] Estimated Reserve Balance from FY 17-19 Budget, page C-10.



# Wastewater Financial Planning

This section discusses the current wastewater service charges, user classifications, revenues and revenue requirements, planned capital improvement expenditures and associated financing sources, used in developing the wastewater utility financial plan. Revenue adjustments are discussed and proposed to sustain the wastewater enterprise.

## Existing Wastewater Service Charges

The City's current wastewater service charges consist of monthly fixed charges to residential and non-residential customers. All customers are charged a fixed charge as a multiple of the SFR charge. The fixed charges can be adjusted annually and are billed through the San Luis Obispo County tax rolls.

The charge for an SFR dwelling unit is defined as one Equivalent Dwelling Unit (EDU). One EDU is the sewer flow and strength of a single-family residence stated in terms of maximum discharge flow in gallons per day (gpd) and strength consisting of bio-chemical oxygen demand (BOD) and suspended solids (SS). Service charges for other customers are based on their proportion of flow and strength relative to the single-family residence. The current wastewater charges are presented in Table 3.

## Wastewater User Classifications

### Number of Customers

Wastewater customers are currently classified as Residential and Non-Residential. The Residential classification is further separated into single-family residential, multifamily residential (apartment and condo), mobile home, and senior apartment. Non-Residential classifications consist of 18 separate classifications shown in Table 3.

### Number of Equivalent Dwelling Units

The total number of EDUs are deduced from City information. Since each customer classification is charged a multiple of the SFR dwelling unit charge as listed in Table 3, the total number of EDUs can be determined from the revenue received from wastewater service charges and the current SFR dwelling unit charge.

From the City's FY 2017-19 Budget, the City expects to generate wastewater service charge revenue of \$2,038,500 in FY 2019-20. Dividing this revenue by the SFR monthly charge of \$20.18, or \$242.16 annually, the total number of EDUs is about 8,418 EDUs. The number of EDUs are planned to increase by 115 annually following the planning factors shown in Table 1.

Table 3  
Current Monthly Wastewater Service Charges

Description	Current Charge	EDU Multiple	Unit of Measure
<b>Residential Fixed Charges</b>			
Single Family	\$20.18	1.00	Dwelling Unit
Apartment, Condo	\$15.13	0.75	Dwelling Unit
Mobile Home	\$15.13	0.75	Spaces
Senior Apt Unit	\$7.06	0.35	Dwelling Unit
<b>Non-Residential Fixed Charges</b>			
Financial Institutions	\$40.36	2.00	Unit
Bars	\$30.27	1.50	Unit
Carwash	\$151.35	7.50	Unit
Churches/Meeting Halls			
< 150 seats	\$26.83	1.33	Seats
150 to 250 seats	\$53.67	2.66	Seats
> 250 seats	\$60.63	3.00	Seats
Commercial Unit	\$20.18	1.00	Unit
Funeral Home	\$181.62	9.00	Unit
Gas Station	\$40.35	2.00	Unit
Grocery Store > 10,000 sf	\$161.41	8.00	1,000 sf
Gymnasium	\$201.77	10.00	Unit
Laundry	\$181.62	9.00	Unit
Motel (per room)	\$6.66	0.33	Room
Office Unit	\$20.18	1.00	Unit
Rest Home (per bed)	\$7.06	0.35	Bed
Restaurants			
< 40 seats	\$80.71	4.00	Seats
41 to 60 seats	\$121.06	6.00	Seats
61 to 100 seats	\$161.41	8.00	Seats
> 100 seats	\$201.77	10.00	Seats
School (per student on 3/1)	\$1.01	0.05	Student
Theater	\$80.71	4.00	Unit
Veterinarians	\$60.54	3.00	Unit
Unlisted Uses [1]	\$20.18	1.00	Unit

[1] Determined by use of fixture units from the California Plumbing Code or as by means deemed appropriate by the City Engineer.

## Revenues

The City receives revenue from wastewater service charges and miscellaneous revenues. Table 4 presents the projected revenue from current wastewater service charges of the wastewater utility. The revenue is projected by applying the current wastewater charges from Table 3 to the projected number of EDUs.

Table 4  
Projected Wastewater Service Charge Revenues Using Existing Charges

Description	Estimated	Projected			
	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
<b>Service Charge Revenues</b>					
Number of EDUs	8,418	8,533	8,648	8,763	8,878
Charge per EDU	\$20.18	\$20.18	\$20.18	\$20.18	\$20.18
<b>Total Service Charge Revenues</b>	<b>\$2,038,500</b>	<b>\$2,066,400</b>	<b>\$2,094,200</b>	<b>\$2,122,000</b>	<b>\$2,149,900</b>

In addition to revenue from wastewater service charges, the City receives miscellaneous revenue from several sources including sewer connection fees, sewer extension fees, tap-in fees, permit and inspection fees, and other miscellaneous revenue. Table 5 provides the estimated and projected revenue from miscellaneous sources.

Table 5  
Projected Miscellaneous Revenues

Description	Budget	Projected			
	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
<b>Miscellaneous Revenues [1]</b>					
Permits and Inspections	\$5,200	\$5,400	\$5,600	\$5,800	\$6,000
Sewer Extension Fees [2]	138,000	144,900	152,100	159,700	167,700
Sewer Connection Fees [2]	642,000	642,000	642,000	642,000	642,000
Well Water	40,000	40,000	40,000	40,000	40,000
Tap-in Fees	5,500	5,500	5,500	5,500	5,500
Total Miscellaneous Revenues	\$830,700	\$837,800	\$845,200	\$853,000	\$861,200

[1] Interest income is included in Table 8.

[2] FY 2019-20 includes revised Sewer Connection Fees from Table 11.

## Revenue Requirements

Revenue requirements of the wastewater utility include operation and maintenance expense and annual replacement capital spending. Additionally, new debt is proposed to meet the capital improvement spending that is planned by the City. Each of these items are discussed below.

### Operation and Maintenance Expense

Operation and maintenance (O&M) expenses are an on-going obligation of the wastewater utility and such costs are normally met from wastewater service revenue. O&M expenses include the cost to operate and maintain the wastewater collection system, lift stations, and wastewater treatment facilities. Costs also include technical services and other general and administrative expenses.

O&M expense for FY 2019-20 is provided from the City's Budget. Future O&M expense has been projected recognizing the major expense categories of personnel services, electricity, chemicals, and all other expenses. Personnel costs consist of salaries and benefits expense of those personnel directly involved with providing wastewater service. Cost inflation for personnel services costs are projected to increase by 5 percent annually beginning in FY 2020-21.

Annual escalation in electricity, chemicals, and all other expense is projected to increase by 3 percent based on expectations of future expense inflation. Table 6 below summarizes projected O&M expense for the wastewater utility. Table A-1 in Appendix A provides the detailed projections of historical and projected wastewater O&M expense.

### Annual Replacement

The City provides for annual capital replacement by allocating 26 percent of wastewater service charge revenue for this purpose. This amount is spent annually towards replacement, identified in the capital improvement plan discussed below, or is accumulated in the capital reserve for future replacement spending.

Table 6  
Summary of Projected Operation and Maintenance Expense

Description	Budget	Projected			
	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
<b>Operation and Maintenance Expense</b>					
Collection	\$270,400	\$281,300	\$292,600	\$304,400	\$316,600
Treatment	288,100	301,500	315,600	330,200	345,400
General Operations [1]	1,182,600	1,270,500	1,476,700	1,571,100	1,910,300
Total Projected O&M Expense	\$1,741,100	\$1,853,300	\$2,084,900	\$2,205,700	\$2,572,300

[1] Salaries & wages are included in General Operations costs. Includes new Wastewater Operator positions in FY 2021-22 and new Operator and Maintenance worker (1 and 1/2 positions) in FY 2023-24.

## Debt Service

The City does not currently have any outstanding debt. However, new debt is proposed to partially finance certain capital improvements as discussed below. The debt service payments associated with the proposed debt is paid from revenues and is a revenue requirement of the utility. Future debt service payments are expected to include \$919,000 beginning in FY 2021-22 and an additional \$707,100 in FY 2023-24. The debt issue in FY 2021-22 is planned to provide \$13 million in proceeds while the debt issue in FY 2023-24 is expected to provide \$10 million in proceeds. The debt payments assume an interest rate of 5 percent, term of 30 years, 2 percent issuance costs, and a debt service reserve. While the City may be able to secure less expensive financing from other sources, traditional loan financing is assumed for this debt issue to ensure sufficient funds are provided at the appropriate time.

## Wastewater Capital Improvement Program

The City has developed a CIP plan that lists capital expenditures for FY 2019-20 through FY 2028-29. The first five years of the CIP plan is summarized in Table 7 however the complete listing of projects is provided in Appendix A-2. Both tables include 3 percent annual inflation in the project costs to the year of expenditure. The CIP plan consists of various repair, replacement and rehabilitation projects with the largest project consisting of the Water Reclamation Facility (WRF) Process Improvements totaling \$23.15 million in inflated dollars.

Table 7  
Summary of Capital Improvement Program Expenditures and Sources of Funding

Description	Projected				
	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Total Capital Improvement Spending [1]	\$3,079,000	\$4,044,100	\$8,321,600	\$10,065,600	\$10,622,000
<b>Sources and Uses of Capital Funds</b>					
Beginning Year Balance [2]	\$9,286,000	\$7,479,700	\$4,838,400	\$11,076,400	\$2,759,200
Transfer In Annual Capital Replacement	630,700	760,800	917,600	1,106,400	1,334,000
Transfer In Sewer Connection Fees	642,000	642,000	642,000	642,000	642,000
New Bond Proceeds (net of issuance costs)	-	-	13,000,000	-	10,000,000
CIP Project Expenditures	(3,079,000)	(4,044,100)	(8,321,600)	(10,065,600)	(10,622,000)
<b>Sources Less Uses</b>	<b>\$7,479,700</b>	<b>\$4,838,400</b>	<b>\$11,076,400</b>	<b>\$2,759,200</b>	<b>\$4,113,200</b>
Target Capital and Emergency Reserve [3]	2,400,000	2,500,000	2,900,000	3,400,000	3,800,000

[1] Entire list of CIP projects is provided in Appendix A-2.

[2] FY 2019-20 beginning balance includes all sources of available cash except operating reserve of 6 months of annual O&M expense.

[3] Includes Capital Reserve Target equal to average annual replacement and Emergency Capital Reserve equal to 5% of fixed asset value.



Funding provided for the CIP includes capital reserves, annual replacement revenue from wastewater service charges, sewer connection fee revenue, and new debt proceeds. Construction of the WRF Process Improvements is planned to be partially financed with a proposed debt issue providing proceeds as stated above. The capital financing plan in Appendix A-2 shows the funding of future CIP that includes the debt proceeds as well as ending cash balances for a 10-year period.

## Wastewater Financial Plan

The financial plan provides the means of analyzing the impacts of projected revenue and revenue requirements on funding on-going O&M expense and annual capital infrastructure requirements, as well as the impact on reserves. The financial plan includes the revenues, O&M expense, annual replacement, and debt service that were identified above. The plan also incorporates specific financial planning goals to provide guidance to maintain the health of the wastewater utility on an on-going basis. The goals included the following.

- Generate positive levels of income in each year of the Study period
- Maintain operating and capital reserves at or greater than target levels
- Maintain debt service coverage ratios at or greater than the minimum required, estimated at 125%
- Meet annual capital replacement spending from the annual provision from wastewater service revenue

## Proposed Revenue Adjustments

Table 8 shows the pro forma statement of revenue and revenue requirements for the wastewater utility. The table also includes proposed annual revenue increases recommended to meet the financial planning goals for the Study period. The proposed revenue adjustments include annual increases of 19 percent beginning August 8, 2019 and then on each July 1 for the next four years July 2020 and continuing through July 2023. The proposed adjustments are planned to increase revenue over the next five years to fund O&M expense, annual replacement, debt service, and reserves for the Study period.

The combined operating and capital reserve balance initially increases, then decreases with the beginning of the debt service payments from the proposed debt. The combined operating and capital reserve balance remains above the Target Reserve level in all years of the study period. Additionally, Table 8 also shows that the calculated debt service coverage ratio is met in all years.

This Study also proposes increases in sewer connection fees discussed in a later section of this report. Table 8 shows that revenue received from new connection fees is increased from the update to the charges. The revenue received from connection fees can only be spent on capital projects for which the fees were collected. Therefore, the connection fee revenue received is shown as a transfer out in Table 8 to be spent on capital projects where it is shown as a source of funds in Table 7.

Table 8  
Wastewater Financial Plan

Description	Projected				
	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
<b>Proposed Rate Increase (Aug 8)</b>	<b>19.0%</b>				
<b>Proposed Rate Increase (July 1)</b>		<b>19.0%</b>	<b>19.0%</b>	<b>19.0%</b>	<b>19.0%</b>
<b>Operating Revenues</b>					
Service Charge Revenues, Existing Rates [1]	\$2,038,500	\$2,066,400	\$2,094,200	\$2,122,000	\$2,149,900
Additional Revenue from Rate Adjustments [2]	355,000	859,800	1,434,900	2,133,400	2,980,700
Miscellaneous Revenues [3]	830,700	837,800	845,200	853,000	861,200
Interest Earnings [4]	140,700	114,800	145,300	132,800	82,000
<b>Total Operating Revenues</b>	<b>\$3,364,900</b>	<b>\$3,878,800</b>	<b>\$4,519,600</b>	<b>\$5,241,200</b>	<b>\$6,073,800</b>
<b>Operating Expenses</b>					
Operation and Maintenance Expense	\$1,740,500	\$1,853,300	\$2,084,900	\$2,205,700	\$2,572,300
New Bond Debt Service [5]	0	0	919,300	919,300	1,626,400
Annual Replacement [6]	622,300	760,800	917,600	1,106,400	1,334,000
Transfer Sewer Connection Fees to Capital	642,000	642,000	642,000	642,000	642,000
<b>Total Operating Expenses</b>	<b>\$3,004,800</b>	<b>\$3,256,100</b>	<b>\$4,563,800</b>	<b>\$4,873,400</b>	<b>\$6,174,700</b>
<b>Net Balance From Operations</b>	<b>\$360,100</b>	<b>\$622,700</b>	<b>(\$44,200)</b>	<b>\$367,800</b>	<b>(\$100,900)</b>
<b>Annual Debt Service Coverage</b>					
Net Revenues [7]	\$1,624,400	\$2,025,500	\$2,434,700	\$3,035,500	\$3,501,500
Total Annual Debt Service	\$0	\$0	\$919,300	\$919,300	\$1,626,400
Coverage	n/a	n/a	265%	330%	215%
<b>Combined Operating and Capital Reserves</b>					
Beginning Available Reserves	\$10,112,000	\$8,657,400	\$6,638,800	\$12,832,600	\$4,883,200
Increase (Decrease) Reserve	(1,454,600)	(2,018,600)	6,193,800	(7,949,400)	1,253,100
Ending Available Reserves	\$8,657,400	\$6,638,800	\$12,832,600	\$4,883,200	\$6,136,300
Target Operating and Capital Reserves	\$3,270,000	\$3,427,000	\$3,942,000	\$4,503,000	\$5,086,000
Above (below) Target	\$5,387,400	\$3,211,800	\$8,890,600	\$380,200	\$1,050,300

- [1] Projected using the existing wastewater rates. Changes in rate based revenues are due to customer and demand growth.
- [2] FY 2019-20 increase effective Aug 8. All other increases are effective July 1.
- [3] Miscellaneous revenue includes Permits and Inspections, Sewer Extension Fees, Sewer Connection Fees, Well Water, and Tap-in Fees.
- [4] Interest earnings on the average fund balance calculated at 1.50%.
- [5] Debt service related to new bond proceeds listed in Table 7. Assumes interest rate of 5.0%, 30 year term, and issuance expenses.
- [6] Equal to 26% of sewer service charge revenue and additional revenue from rate adjustments.
- [7] Includes revenue from rates, interest earnings, and miscellaneous revenues less operation and maintenance expense.

## Wastewater Rate Design

This section describes how wastewater service charges are designed and also provides the proposed schedule of wastewater rates for implementation.

### EDU Wastewater Flow

The City's Wastewater Treatment Plant (WWTP) Master Plan provides a residential wastewater flow of 70 gallons per capita per day (gpcd) with a peaking factor of 1.3. Using this information and a persons-per-household (PPH) value of 2.65 from the City's General Plan, a flow estimate for an SFR customer can be calculated. Multiplying 70 gpcd by 2.65 PPH and by the peaking factor of 1.3, results in a flow estimate of 240 gallon per day (gpd) representing maximum month flow. This is the same flow used by the existing wastewater service charge schedule. Therefore, the EDU multiples for each customer classification shown in Table 2 are assumed to be reasonable and will be used to establish the future wastewater service charges for existing customers.

## Strength Factor and EDU Multiple

As discussed in the Existing Wastewater Service Charges section, one EDU is the sewer flow and strength of a single-family residence, stated in terms of maximum discharge flow in gallons per day (gpd) and strength consisting of bio-chemical oxygen demand (BOD) and suspended solids (SS). A Strength Factor can be developed whereby a customer's proportion of BOD and SS strength relative to the SFR dwelling unit can be calculated and stated separately. The Equivalent Dwelling Unit is the product of the customer's flow in relation to the SFR flow, multiplied by the Strength Factor. Service charges for wastewater customers are calculated as follows.

$$\text{Wastewater Service Charge} = (\text{Customer Flow/SFR Flow}) \times \text{Strength Factor} \times \text{SFR Service Charge}$$

$$= \text{EDU Multiple} \times \text{SFR Service Charge}$$

Therefore, wastewater service charges for various user groups can be calculated from their estimated flow and Strength Factor which are proportional to the SFR wastewater service charge.

## Proposed Wastewater Service Charges

The revenue increases outlined in Table 8 are applied to the SFR dwelling unit fixed charge to determine the proposed charges in future years. Applying the EDU multiples from the current wastewater service charge schedule shown in Table 3, to the SFR charge provides the wastewater service charges for other residential and non-residential customers. The proposed wastewater service charges are shown in Table 9.

Table 9  
Current and Proposed Wastewater Service Charges

Description	EDU Multiple	Unit of Measure	Current	Date of Increase				
				Aug 8, 2019	July 1, 2020	July 1, 2021	July 1, 2022	July 1, 2023
Residential Fixed Charges								
Single Family	1.00	Dwelling Unit	\$20.18	\$24.01	\$28.58	\$34.01	\$40.47	\$48.16
Apartment, Condo	0.75	Dwelling Unit	\$15.13	\$18.00	\$21.43	\$25.50	\$30.34	\$36.11
Mobile Home	0.75	Spaces	\$15.13	\$18.00	\$21.43	\$25.50	\$30.34	\$36.11
Senior Apt Unit	0.35	Dwelling Unit	\$7.06	\$8.40	\$10.00	\$11.90	\$14.16	\$16.85
Non-Residential Fixed Charges								
Financial Institutions	2.00	Unit	\$40.36	\$48.03	\$57.15	\$68.01	\$80.94	\$96.31
Bars	1.50	Unit	\$30.27	\$36.02	\$42.87	\$51.01	\$60.70	\$72.23
Carwash	7.50	Unit	\$151.35	\$180.11	\$214.33	\$255.05	\$303.51	\$361.17
Churches/Meeting Halls								
< 150 seats	1.33	Seats	\$26.83	\$31.93	\$37.99	\$45.21	\$53.80	\$64.03
150 to 250 seats	2.66	Seats	\$53.67	\$63.87	\$76.00	\$90.44	\$107.63	\$128.08
> 250 seats	3.00	Seats	\$60.63	\$72.15	\$85.86	\$102.17	\$121.58	\$144.68
Commercial Unit	1.00	Unit	\$20.18	\$24.01	\$28.58	\$34.01	\$40.47	\$48.16
Funeral Home	9.00	Unit	\$181.62	\$216.13	\$257.19	\$306.06	\$364.21	\$433.41
Gas Station	2.00	Unit	\$40.35	\$48.02	\$57.14	\$68.00	\$80.92	\$96.29
Grocery Store > 10,000 sf	8.00	1,000 sf	\$161.41	\$192.08	\$228.57	\$272.00	\$323.68	\$385.18
Gymnasium	10.00	Unit	\$201.77	\$240.11	\$285.73	\$340.01	\$404.62	\$481.49
Laundry	9.00	Unit	\$181.62	\$216.13	\$257.19	\$306.06	\$364.21	\$433.41
Motel (per room)	0.33	Room	\$6.66	\$7.93	\$9.43	\$11.22	\$13.36	\$15.89
Office Unit	1.00	Unit	\$20.18	\$24.01	\$28.58	\$34.01	\$40.47	\$48.16
Rest Home (per bed)	0.35	Bed	\$7.06	\$8.40	\$10.00	\$11.90	\$14.16	\$16.85
Restaurants								
< 40 seats	4.00	Seats	\$80.71	\$96.04	\$114.29	\$136.01	\$161.85	\$192.60
41 to 60 seats	6.00	Seats	\$121.06	\$144.06	\$171.43	\$204.01	\$242.77	\$288.89
61 to 100 seats	8.00	Seats	\$161.41	\$192.08	\$228.57	\$272.00	\$323.68	\$385.18
> 100 seats	10.00	Seats	\$201.77	\$240.11	\$285.73	\$340.01	\$404.62	\$481.49
School (per student on 3/1)	0.05	Student	\$1.01	\$1.20	\$1.43	\$1.70	\$2.03	\$2.41
Theater	4.00	Unit	\$80.71	\$96.04	\$114.29	\$136.01	\$161.85	\$192.60
Veterinarians	3.00	Unit	\$60.54	\$72.04	\$85.73	\$102.02	\$121.40	\$144.47
Unlisted Uses [1]	1.00	Unit	\$20.18	\$24.01	\$28.58	\$34.01	\$40.47	\$48.16

[1] Determined by use of fixture units from the California Plumbing Code or as by means deemed appropriate by the City Engineer.

## Service Charge Variances

It is suggested that the City reserve the right to determine a new wastewater customer's monthly charge by estimating the wastewater flow through the use of fixture units according to the California Plumbing Code or other methods deemed appropriate by the City Engineer. The resulting wastewater flow would be applied to the formula provided in a previous section. A new wastewater customer classification may be created that is not listed in Table 9.

# Wastewater Bill Impact Analysis

The impact to the single-family customer bill that would occur from the implementation of the proposed wastewater service charges for the August 2019 increase is provided in Table 10 below. The table shows that the wastewater bill of an SFR customer will increase from \$20.18 to \$24.01, an increase of \$3.83, or 19 percent.

**Table 10**  
**Comparison of Current Residential Monthly Wastewater Bill with**  
**Proposed Monthly Bill Using August 2019 Wastewater Service Charges**

Residential Classification	Current Bill	Aug 2019 Proposed Bill	Dollar Change	Percent Change
Single Family	\$20.18	\$24.01	\$3.83	19.0%
Apartment, Condo	\$15.13	\$18.00	\$2.87	19.0%
Mobile Home	\$15.13	\$18.00	\$2.87	19.0%
Senior Apt Unit	\$7.06	\$8.40	\$1.34	19.0%

## Wastewater Rate Survey

A wastewater rate survey was conducted for neighboring communities to the City of Atascadero. Chart 1 compares the City's SFR monthly wastewater bill with those of neighboring communities at the same use. Wastewater bills were calculated assuming a 5/8" meter or 3/4" meter where that is the smallest size available, and a monthly use of 15 hundred cubic feet (HCF) and an average winter water use of 7 HCF where applicable. The rate survey includes rate schedules in effect April 2019 and provides wastewater bills for the City using the current service charges and for the proposed service charges from Table 9 for implementation August 8, 2019.

From reviewing Chart 1, the City's proposed August 8, 2019 SFR monthly wastewater bill is among the lowest in San Luis Obispo County.



**Chart 1**  
**Comparison of Single-family Residential Monthly Wastewater Bills**  
For Rates in Effect April 2019



Note: Above table uses wastewater rates in effect April 2019. City's August 2019 bill is based on the wastewater service charges in Table 9. San Luis Obispo, Cambria, Paso Robles, Arroyo Grande, and Los Osos have a variable wastewater rate component and an average water consumption of 15 HCF and an average winter water use of 7 HCF have been assumed.

## Capacity Charges

Capacity charges, sometimes referred to as connection fees, are one-time charges paid by new customers as a capital contribution for capacity in the wastewater system. These charges can also be assessed to customers requiring increased capacity requirements to serve changes in their development. Proceeds from capacity charges are to be placed into an account separate from all other accounts and are to be used to finance the development of growth related infrastructure. The proceeds are a financing source for future facilities.

Capacity charges are calculated recognizing EDU multiples of the different customer classifications stated in the wastewater service charge schedule in Tables 9. The calculation of the capacity charge is proposed as follows.

$$\begin{aligned} \text{Capacity Charge} &= (\text{Customer Flow} / \text{SFR Flow}) \times \text{Strength Factor} \times \text{SFR Capacity Charge} \\ &= \text{EDU Multiple} \times \text{SFR Capacity Charge} \end{aligned}$$

The SFR capacity charge is calculated following standard methods by identifying the existing fixed asset value, in terms of replacement cost less depreciation, and the CIP value that is related to replacement and to serving future growth. Table 11 provides a summary of the calculations used to determine the capacity charge for an SFR dwelling unit. The capacity charges have been developed using the combination methodology, a combination of the buy-in and incremental cost methodology whereby the charges are based on the value of existing capacity and value of CIP replacement and growth-related projects.

Table 11  
Development of Single-family Residential Capacity Charge

Line No.	Description	RCLD Value	Contributions/ Debt Principal	Asset Value	Capacity gpd	Capacity Charge \$/gpd
<b>Existing Plant Investment</b>						
1	Collection	\$15,743,199	(\$12,226,755)	\$3,516,444		
2	Pumping and Lift Stations	2,429,453	-	2,429,453		
3	Treatment	7,123,338	-	7,123,338		
4	General Plant	3,068,790	-	3,068,790		
5	<b>Total Existing Plant Investment</b>	<b>\$28,364,780</b>	<b>(\$12,226,755)</b>	<b>\$16,138,025</b>	<b>2,280,000</b>	<b>\$7.08</b>
<b>Capital Improvements (CIP)</b>						
6	Replacement Related	\$39,300,150	(\$22,900,000)	\$16,400,150	2,280,000	\$7.19
7	Growth Related Improvements	\$7,611,850	(5,100,000)	2,511,850	510,000	\$4.93
9	<b>Total CIP</b>	<b>\$46,912,000</b>	<b>(\$28,000,000)</b>	<b>\$18,912,000</b>		
<b>Adjustments</b>						
10	Capital Cash Balance	\$9,286,000		\$9,286,000	2,280,000	\$4.07
11	<b>Total Value</b>	<b>\$84,562,780</b>		<b>\$44,336,025</b>		
12	Unit Valuation of Existing Wastewater System (\$/gpd)					\$23.269
13	Single-family Residential Demand (gpd)					240
14	Connection Fee (Replacement) ((line 5 + line 7 + line 10) * line 13)					\$4,403
15	Connection Fee (Growth-Related) (line 8 * line 13)					\$1,182
16	<b>Single-family Residential Capacity Charge</b>					<b>\$5,584</b>

Using the capacity charge for the SFR dwelling unit and the formula described above, a capacity charge schedule is developed as shown in Table 12 for existing development types. The capacity charges provided in Table 12 should be adjusted annually by the percentage increase in the Engineering News Record Construction Cost Index (ENR-CCI).

Table 12  
Schedule of Capacity Charges

Development Type	EDU Multiple	Unit of Measure	Capacity Charge
<b>Residential</b>			
Single Family	1.00	Dwelling Unit	\$5,584
Apartment, Condo	0.75	Dwelling Unit	\$4,186
Mobile Home	0.75	Spaces	\$4,186
Senior Apt Unit	0.35	Dwelling Unit	\$1,953
<b>Non-Residential</b>			
Financial Institutions	2.00	Unit	\$11,168
Bars	1.50	Unit	\$8,376
Carwash	7.50	Unit	\$41,880
Churches/Meeting Halls			
< 150 seats	1.33	Seats	\$7,426
150 to 250 seats	2.66	Seats	\$14,853
> 250 seats	3.00	Seats	\$16,752
Commercial Unit	1.00	Unit	\$5,584
Funeral Home	9.00	Unit	\$50,256
Gas Station	2.00	Unit	\$11,168
Grocery Store > 10,000 sf	8.00	1,000 sf	\$44,672
Gymnasium	10.00	Unit	\$55,840
Laundry	9.00	Unit	\$50,256
Motel (per room)	0.33	Room	\$1,842
Office Unit	1.00	Unit	\$5,584
Rest Home (per bed)	0.35	Bed	\$1,954
Restaurants			
< 40 seats	4.00	Seats	\$22,336
41 to 60 seats	6.00	Seats	\$33,504
61 to 100 seats	8.00	Seats	\$44,672
> 100 seats	10.00	Seats	\$55,840
School (per student on 3/1)	0.05	Student	\$279
Theater	4.00	Unit	\$22,336
Veterinarians	3.00	Unit	\$16,752
Unlisted Uses	1.00	Unit	\$5,584

### Capacity Charge Variances

For any new wastewater customer, the City may reserve the right to charge the customer using estimated flow based on fixture units according to the California Plumbing Code, or other method deemed appropriate by the City's engineer. The capacity charge may be calculated using the formula provided above.

# Appendix A

## Wastewater Technical Appendices

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Wastewater Historical and Projected Operation and Maintenance Expense, Capital Improvement Program with Sources and Uses Funding, and the Wastewater Financial Plan are detailed in Appendix A.



Appendix A-1  
Historical and Projected Operation and Maintenance Expense

	Inflationary	Historical				Budget	Projected [1]									
Description	Escalation	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
COLLECTION																
Electricity	3% [1]	\$64,418	\$67,310	\$76,842	\$78,762	\$68,000	\$71,921	\$76,016	\$80,292	\$84,757	\$89,417	\$94,280	\$99,355	\$104,649	\$110,172	\$115,932
Chemicals	3% [1]	19,777	21,035	33,644	28,427	30,000	31,730	33,537	35,424	37,394	39,450	41,596	43,835	46,171	48,608	51,149
Operating Supplies	3%	16,400	9,291	4,130	7,008	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439
Vehicle & Equip Supp & Repair	3%	9,092	49,270	38,232	27,197	75,000	77,250	79,568	81,955	84,413	86,946	89,554	92,241	95,008	97,858	100,794
Contract Services	3%	104,065	101,009	45,777	39,100	70,350	72,461	74,634	76,873	79,180	81,555	84,002	86,522	89,117	91,791	94,545
Other	3%	5,209	5,255	5,989	6,315	6,500	6,709	6,924	7,147	7,376	7,612	7,856	8,108	8,369	8,638	8,915
Total Collection Expense		\$218,962	\$253,170	\$204,614	\$186,809	\$259,850	\$270,371	\$281,288	\$292,618	\$304,375	\$316,573	\$329,229	\$342,360	\$355,982	\$370,115	\$384,774
TREATMENT																
Electricity	3% [1]	\$162,906	\$162,468	\$172,653	\$174,898	\$170,000	\$179,803	\$190,042	\$200,733	\$211,895	\$223,546	\$235,705	\$248,392	\$261,628	\$275,435	\$289,835
Operating Supplies	3%	26,899	26,777	22,426	32,206	37,000	38,110	39,253	40,431	41,644	42,893	44,180	45,505	46,870	48,277	49,725
Vehicle & Equip Supp & Repair	3%	7,303	7,542	16,693	8,321	13,000	13,390	13,792	14,205	14,632	15,071	15,523	15,988	16,468	16,962	17,471
Contract Services	3%	42,444	44,845	46,309	52,325	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	67,196
Other	3%	4,518	5,078	5,271	4,962	5,100	5,253	5,411	5,574	5,740	5,912	6,089	6,273	6,461	6,654	6,854
Total Treatment Expense		\$244,070	\$246,709	\$263,352	\$272,712	\$275,100	\$288,056	\$301,543	\$315,579	\$330,186	\$345,386	\$361,200	\$377,652	\$394,766	\$412,567	\$431,081
GENERAL OPERATIONS																
Salaries and Wages	5% [2]	\$335,262	\$344,379	\$358,567	\$378,829	\$374,145	\$396,905	\$433,473	\$527,672	\$554,059	\$717,394	\$753,262	\$790,924	\$830,472	\$872,002	\$915,602
Benefits	10%	175,224	195,165	209,180	231,496	242,231	274,703	302,172	387,786	426,566	569,772	626,748	689,427	758,370	834,207	917,626
Insurance	3%	(5,503)	15,806	16,451	21,956	16,050	16,532	17,027	17,538	18,064	18,606	19,165	19,739	20,332	20,942	21,570
Operating Supplies	3%	23,482	22,661	42,224	27,381	26,000	26,780	27,583	28,411	29,263	30,141	31,045	31,977	32,936	33,924	34,942
Vehicle & Equipment Repairs	3%	23,688	24,943	22,605	38,333	36,000	37,080	38,192	39,338	40,518	41,734	42,986	44,275	45,604	46,972	48,381
Contract Services	3%	10,702	1,495	4,515	680	11,500	11,845	12,200	12,566	12,943	13,332	13,732	14,144	14,568	15,005	15,455
Franchise Fees		35,865	37,121	38,251	38,636	51,850	48,516	58,524	70,582	85,108	102,612	109,132	116,058	123,396	131,182	139,436
Departmental Service Allocation	3%	79,510	67,240	74,160	72,410	72,320	74,490	76,724	79,026	81,397	83,839	86,354	88,944	91,613	94,361	97,192
Administrative Services	3%	118,340	199,130	202,650	217,520	221,960	228,619	235,477	242,542	249,818	257,312	265,032	272,983	281,172	289,607	298,296
Contingency Reserve	3%	0	0	0	0	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439
Other	3%	45,038	44,305	59,583	33,535	55,180	56,834	58,543	60,297	62,107	63,968	65,886	67,864	69,899	71,997	74,156
Total G&A Expenses		\$841,608	\$952,245	\$1,028,186	\$1,060,776	\$1,117,236	\$1,182,604	\$1,270,524	\$1,476,685	\$1,571,098	\$1,910,303	\$2,025,283	\$2,148,634	\$2,281,030	\$2,423,247	\$2,576,095
Total O&M Expenses		\$1,304,640	\$1,452,124	\$1,496,152	\$1,520,297	\$1,652,186	\$1,741,031	\$1,853,355	\$2,084,882	\$2,205,659	\$2,572,262	\$2,715,712	\$2,868,646	\$3,031,778	\$3,205,929	\$3,391,950

[1] Expense increases from additional wastewater flow due to growth as well as cost escalation.

[2] Includes a new Wastewater Operator position occurring in year FY 2021-22 and FY 2023-24, and an allocation of a 0.5 FTE in FY 2023-24.

Table A-2  
Capital Improvement Program With Sources and Uses of Funds

Description	Estimated		Projected							
	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
<b>Current Capital Improvement Projects (CIP) [1]</b>										
<b>Wastewater Treatment Plant</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WRF Process Improvements and Upgrades	-	309,000	3,026,700	9,759,700	10,052,500	-	-	-	-	-
Percolation Basin Capacity Evaluation	-	36,100	-	-	-	-	-	-	-	-
Dredge Pipe Replacement	-	-	-	38,200	-	-	-	-	-	-
Aerator Replacement Program	19,000	19,600	20,200	-	-	-	-	-	-	-
<b>Lift Stations</b>	-	-	-	-	-	-	-	-	-	-
Lift Station No. 2 Replacement	1,332,000	-	-	-	-	-	-	-	-	-
Lift Station No. 5 and Force Main Replacement	-	-	-	-	-	1,233,500	7,193,000	-	-	-
Lift Station No. 6 and Force Main Upgrades	-	-	-	-	164,300	955,200	-	-	-	-
Lift Station 4, 7, 9 11, 14, 15 Rehabilitation Projects	473,000	-	-	-	-	-	-	-	-	-
Lift Station No. 13 and Force Main Replacement	-	848,700	4,951,200	-	-	-	-	-	-	-
<b>Collection</b>	-	-	-	-	-	-	-	-	-	-
Highway 41 and El Camino Real Sewer Improvements	-	-	-	-	-	-	-	-	281,200	1,641,400
Traffic Way Sewer Improvements	389,000	2,269,100	-	-	-	-	-	-	-	-
Various Locations Sewer Condition Improvements	456,000	-	-	-	-	1,496,600	-	1,587,800	-	-
4x4 Loader	-	-	159,100	-	-	-	-	-	-	-
Asset Management Program and Work Order System	-	103,000	-	-	-	-	-	-	-	-
CCTV Truck	200,000	-	-	-	-	-	-	-	-	-
Combo Truck Storage Structure	15,000	-	-	-	-	-	-	-	-	-
Inflow and Infiltration Study	-	30,900	-	-	33,800	-	-	36,900	-	-
Portable Bypass Pump	-	77,300	-	-	-	-	119,400	-	-	-
Portable Generator (Total of 2)	-	97,900	-	-	-	-	-	123,000	-	-
Service Vehicle Replacement (Total of 6)	35,000	36,100	-	38,200	-	40,600	-	43,000	-	45,700
Skip and Drag	-	97,900	-	-	-	-	-	-	-	-
Annual GIS Maintenance & Modeling Support	15,000	15,500	15,900	16,400	16,900	17,400	17,900	18,400	19,000	19,600
Manhole Rehabilitation & Sewer Line Repairs	100,000	103,000	132,600	136,600	168,800	173,900	209,000	215,200	253,400	261,000
Sewer System Management Plan Audit	15,000	-	15,900	-	16,900	-	17,900	-	19,000	-
Wastewater Fee Study	-	-	-	54,600	-	-	-	61,500	-	-
Wastewater Customer Database Review	-	-	-	21,900	-	-	-	24,600	-	-
Sewer System Management Plan Update	30,000	-	-	-	-	34,800	-	-	-	-
Wastewater Master Plan Update	-	-	-	-	168,800	-	-	-	-	-
<b>Total</b>	<b>\$3,079,000</b>	<b>\$4,044,100</b>	<b>\$8,321,600</b>	<b>\$10,065,600</b>	<b>\$10,622,000</b>	<b>\$3,952,000</b>	<b>\$7,557,200</b>	<b>\$2,110,400</b>	<b>\$572,600</b>	<b>\$1,967,700</b>
<b>Sources and Uses of Capital Funds</b>										
Beginning Year Balance [2]	\$9,286,000	\$7,479,700	\$4,838,400	\$11,076,400	\$2,759,200	\$4,113,200	\$2,221,900	\$1,815,500	\$1,951,200	\$3,726,000
Transfer In Annual Capital Replacement	630,700	760,800	917,600	1,106,400	1,334,000	1,418,700	1,508,800	1,604,100	1,705,400	1,812,700
Transfer In Sewer Connection Fees	642,000	642,000	642,000	642,000	642,000	642,000	642,000	642,000	642,000	642,000
Additional Funding from Net Operating Revenues	-	-	-	-	-	-	-	-	-	-
<b>New Bond Proceeds (net of issuance costs)</b>	<b>-</b>	<b>-</b>	<b>13,000,000</b>	<b>-</b>	<b>10,000,000</b>	<b>-</b>	<b>5,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
CIP Project Expenditures	(\$3,079,000)	(\$4,044,100)	(\$8,321,600)	(\$10,065,600)	(\$10,622,000)	(\$3,952,000)	(\$7,557,200)	(\$2,110,400)	(\$572,600)	(\$1,967,700)
<b>Sources Less Uses</b>	<b>\$7,479,700</b>	<b>\$4,838,400</b>	<b>\$11,076,400</b>	<b>\$2,759,200</b>	<b>\$4,113,200</b>	<b>\$2,221,900</b>	<b>\$1,815,500</b>	<b>\$1,951,200</b>	<b>\$3,726,000</b>	<b>\$4,213,000</b>
<b>Target Capital and Emergency Reserve</b>	<b>\$2,400,000</b>	<b>\$2,500,000</b>	<b>\$2,900,000</b>	<b>\$3,400,000</b>	<b>\$3,800,000</b>	<b>\$4,000,000</b>	<b>\$4,300,000</b>	<b>\$4,300,000</b>	<b>\$4,200,000</b>	<b>\$4,200,000</b>

[1] CIP Source: CIP Project list provided by the City.

[2] The available cash balance reflects the City's FY 2019-20 Budget less Operating Reserve.

## Appendix A-3 Wastewater Financial Plan

Description	Projected									
	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
<b>Proposed Rate Increase (Aug 8)</b>	<b>19.0%</b>									
<b>Proposed Rate Increase (July 1)</b>		<b>19.0%</b>	<b>19.0%</b>	<b>19.0%</b>	<b>19.0%</b>	<b>5.0%</b>	<b>5.0%</b>	<b>5.0%</b>	<b>5.0%</b>	<b>5.0%</b>
<b>Operating Revenues</b>										
Service Charge Revenues, Existing Rates [1]	\$2,038,500	\$2,066,400	\$2,094,200	\$2,122,000	\$2,149,900	\$2,177,700	\$2,205,600	\$2,233,400	\$2,261,300	\$2,289,100
Additional Revenue from Rate Adjustments [2]	355,000	859,800	1,434,900	2,133,400	2,980,700	3,278,900	3,597,300	3,936,400	4,297,800	4,682,700
Miscellaneous Revenues [3]	830,700	837,800	845,200	853,000	861,200	869,800	878,800	888,200	898,100	908,500
Interest Earnings [4]	140,700	114,800	145,300	132,800	82,000	77,800	58,400	53,600	66,800	84,800
<b>Total Operating Revenues</b>	<b>\$3,364,900</b>	<b>\$3,878,800</b>	<b>\$4,519,600</b>	<b>\$5,241,200</b>	<b>\$6,073,800</b>	<b>\$6,404,200</b>	<b>\$6,740,100</b>	<b>\$7,111,600</b>	<b>\$7,524,000</b>	<b>\$7,965,100</b>
<b>Operating Expenses</b>										
Operation and Maintenance Expense	\$1,740,500	\$1,853,300	\$2,084,900	\$2,205,700	\$2,572,300	\$2,715,700	\$2,868,700	\$3,031,800	\$3,205,900	\$3,392,000
New Bond Debt Service [5]	0	0	919,300	919,300	1,626,400	1,626,400	1,980,000	1,980,000	1,980,000	1,980,000
Annual Replacement [6]	622,300	760,800	917,600	1,106,400	1,334,000	1,418,700	1,508,800	1,604,100	1,705,400	1,812,700
Transfer Sewer Connection Fees to Capital	642,000	642,000	642,000	642,000	642,000	642,000	642,000	642,000	642,000	642,000
<b>Total Operating Expenses</b>	<b>\$3,004,800</b>	<b>\$3,256,100</b>	<b>\$4,563,800</b>	<b>\$4,873,400</b>	<b>\$6,174,700</b>	<b>\$6,402,800</b>	<b>\$6,999,500</b>	<b>\$7,257,900</b>	<b>\$7,533,300</b>	<b>\$7,826,700</b>
<b>Net Balance From Operations</b>	<b>\$360,100</b>	<b>\$622,700</b>	<b>(\$44,200)</b>	<b>\$367,800</b>	<b>(\$100,900)</b>	<b>\$1,400</b>	<b>(\$259,400)</b>	<b>(\$146,300)</b>	<b>(\$9,300)</b>	<b>\$138,400</b>
<b>Annual Debt Service Coverage</b>										
Net Revenues [7]	\$1,624,400	\$2,025,500	\$2,434,700	\$3,035,500	\$3,501,500	\$3,688,500	\$3,871,400	\$4,079,800	\$4,318,100	\$4,573,100
Total Annual Debt Service Coverage	\$0	\$0	\$919,300	\$919,300	\$1,626,400	\$1,626,400	\$1,980,000	\$1,980,000	\$1,980,000	\$1,980,000
Coverage	n/a	n/a	265%	330%	215%	227%	196%	206%	218%	231%
<b>Combined Operating and Capital Reserves</b>										
Beginning Available Reserves	\$10,112,000	\$8,657,400	\$6,638,800	\$12,832,600	\$4,883,200	\$6,136,300	\$4,246,400	\$3,580,600	\$3,570,000	\$5,335,500
Increase (Decrease) Reserve	(1,454,600)	(2,018,600)	6,193,800	(7,949,400)	1,253,100	(1,889,900)	(665,800)	(10,600)	1,765,500	625,400
Ending Available Reserves	\$8,657,400	\$6,638,800	\$12,832,600	\$4,883,200	\$6,136,300	\$4,246,400	\$3,580,600	\$3,570,000	\$5,335,500	\$5,960,900
Target Operating and Capital Reserves	\$3,270,000	\$3,427,000	\$3,942,000	\$4,503,000	\$5,086,000	\$5,358,000	\$5,734,000	\$5,816,000	\$5,803,000	\$5,896,000
Above (below) Target	\$5,387,400	\$3,211,800	\$8,890,600	\$380,200	\$1,050,300	(\$1,111,600)	(\$2,153,400)	(\$2,246,000)	(\$467,500)	\$64,900

[1] Projected using the existing wastewater rates. Changes in rate based revenues are due to customer and demand growth.

[2] FY 2019-20 increase effective Aug 8. All other increases are effective July 1.

[3] Miscellaneous revenue includes Permits and Inspections, Sewer Extension Fees, Sewer Connection Fees, Well Water, and Tap-in Fees.

[4] Interest earnings on the average fund balance calculated at 1.50%.

[5] Debt service related to new bond proceeds listed in Table 7. Assumes interest rate of 5.0%, 30 year term, and issuance expenses.

[6] Equal to 26% of sewer service charge revenue and additional revenue from rate adjustments.

[7] Includes revenue from rates, interest earnings, and miscellaneous revenues less operation and maintenance expense.