

**CITY ADMINISTRATOR**  
ROBERT OMANS

**CITY CLERK**  
DEBBIE LEE

**CITY TREASURER**  
ROBIN NEWCOMB

**PUBLIC WORKS**

**POLICE CHIEF**  
RICH ALBO

**FIRE CHIEF**  
ED MILLS

**PLANNER**

**Study Session**  
**Agenda**  
**March 26, 2024**  
**5:00 PM**



119 W FIRST STREET  
CLE ELUM, WA 9922

**MAYOR**  
MATTHEW LUNDH

**MAYOR PRO TEM**  
STEVEN HARPER

**CITY COUNCIL**  
JOHN GLONDO  
KEN RATLIFF  
BETH WILLIAMS  
JERRED WEIS  
STEVEN COOK  
AUDREY MALEK

**CITY ATTORNEY**  
ALEXANDRA KENYON

Join Virtually with Zoom: <https://zoom.us/j/7573184018?pwd=dERndjBJVC9GdVQ1d2ISRExwZFhXZz09>  
Meeting ID: 757 318 4018 Passcode: 98922

Join by Phone: 1-(253)215-8782, Meeting ID: 757 318 4018, Passcode:98922

**TextMyGov** Receive city text alert notifications: text CLEELUM to 91896

**DISCLAIMER:** The City does not guarantee that virtual or telephonic access to the City Council meeting will be available and the City does not warrant audio quality. Attendees are encouraged to attend in-person.

1. **Call to Order**
2. **New Business**
  - a. Sewer Rate Study Recap & Next Steps
3. **Other Committee Comments**
4. **Adjourn**

***Upcoming Meetings:***

***Next General Government Committee Meeting: March 27, 2024 @ 8:00 a.m.***

***Regular Council Meeting: March 26, 2024 @ 6:00 p.m.***

***Planning Commission Meeting: April 2, 2024 @ 6:00 p.m.***

***Lodging Tax & Events Committee Meeting: April 8, 2024 @ 8:30 a.m.***

***Public Safety & Health Committee Meeting: April 16, 2024 @ 1:00 p.m.***

***Public Works & Community Development Committee Meeting: April 4, 2024 @ 12:00 p.m.***

**CITY OF CLE ELUM**  
*City Engineering*

**AGENDA STAFF  
REPORT**

**AGENDA DATE:** March 7, 2024

**ACTION REQUESTED:** Update the city's sewer rate structure based on the study.

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**BACKGROUND:** The 2021 General Sewer Plan recommended increasing sewer revenue by a minimum of 57% to spend an average of \$450,000 (2020 dollars) annually to address known sewer system deficiencies (refer to attached October 2021 Sewer Rate Study). An analysis of the existing rate structure indicates inequity between homeowners and the commercial and industrial users resulting in the commercial and industrial rate payers being subsidized by the residential customers. Therefore, a new rate structure is recommended to provide equity between the user categories and to receive additional revenue needed for implementing the rehab/reconstruction collection system projects, to correct the system deficiencies.

Note that the Regional partners are not included in the proposed rate structure because their contribution to funding the needed collection system (trunk mains) and wastewater treatment plant improvements are calculated in the annual sewer fee assessment (see attached Sewer Fee Analysis For 2024 – “Regional Reserve (WWTP & collection) row). Recall we met several years back with the regional partners regarding a new rate/capacity allocation consideration based on flow, that would incentivize partners to implement system rehab projects to correct I/I, but there was a lot of resistance from Roslyn. We'd recommend bringing this discussion back to the regional group at some point but need to keep the City vs. Regional discussion separate from this Thursday's meeting, as they are not completely related.

**ATTACHMENTS:** ORD XXXX Revision - Sewer Rates  
October 2021 Sewer Rate Study  
SEWER FEE ANALYSIS FOR 2024  
Sewer Rate Open House Handout  
June 2022-May 2023 Sewer Commercial Customers  
(Current vs Proposed Rates)

**LEAD STAFF:** Ben Annen  
Dean Smith

**CITY OF CLE ELUM  
WASHINGTON**

**ORDINANCE NO. XXXX**

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**AN ORDINANCE OF THE CITY OF CLE ELUM,  
WASHINGTON, REPLACING ORDINANCE NO. XXXX  
RELATED TO SEWER RATES AND CHARGES, AND  
SPECIFICALLY AMENDING CLE ELUM MUNICIPAL  
CODE SECTION 13.08.370, and adding 13.08.430, 13.08.500,  
and 13.08.510:**

**WHEREAS**, the City completed a rate study recommending a modified rate structure with a focus on an equitable split between customers; and

**WHEREAS**, the City completed a General Sewer Plan identifying needs and deficiencies in the sewer collection systems; and

**WHEREAS**, the City needs to provide a revenue source to sustainably repair and replace their aging sewer collection system and wastewater treatment infrastructure without the dependance upon state and federal grants and loans; and

**WHEREAS**, the City desires to clarify its annual sewer rates and charges including reserve provisions;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLE ELUM, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. CEMC 13.08.370 (Rates and charges), Amended. Cle Elum Municipal Code Section 13.08.370 (Rates and charges) is hereby amended to read as follows:

**13.08.370 Rates and charges.**

A. Monthly Rates for Public Sewer. The City shall maintain a schedule of current rates, fees, and charges, and make them available to all interested persons. Monthly rates include reserve provisions for emergencies and capital expenditures. The charges for use of the public sewer system within the City of Cle Elum, Washington, shall be as follows:

1. **Residences**, including single family homes, apartment units, trailer houses, and other single-family dwelling units shall be assessed a charge per month per dwelling unit as follows:

	2023	2024	2025	2026	2027
SEWER					
<b>Residential</b>					
Base Rate	\$51.95	\$53.51	\$55.12	\$56.77	\$58.47
Usage Charge, per 100 CF	Included	Included	Included	Included	Included
Monthly Reserve Fee	\$5.15/ERU	\$5.30/ERU	\$5.46/ERU	\$5.63/ERU	\$5.80/ERU
Annual Rate Increase	NA	3%	3%	3%	3%

2. **Commercial/Business Establishments**, shall be charged based on the volume and strength of wastewater discharged into the City sewage system per the following table.

The usage charge will be determined through metered water consumption unless a sewer discharge meter is installed at the expense of the customer. The commercial category is based on the strength of wastewater typical for the type of business activity using the Category descriptions below. For a commercial business not listed in the categories below, the Public Works Director shall determine which category is most closely related to the commercial/business account.

	2023	2024	2025	2026	2027
SEWER					
<b>Commercial A</b>					
Base Rate per ERU <sup>1</sup>	\$41.20	\$42.44	\$43.71	\$45.02	\$46.37
Usage Charge, per 100 CF <sup>2</sup> (minimum based on 1,000 CF/month)	\$1.55	\$1.60	\$1.65	\$1.70	\$1.75
Reserve Fee per ERU	\$5.15	\$5.30	\$5.46	\$5.63	\$5.80
<b>Commercial B</b>					
Base Rate per ERU <sup>1</sup>	\$82.40	\$84.87	\$87.42	\$90.04	\$92.74
Usage Charge, per 100 CF <sup>2</sup>	\$3.10	\$3.20	\$3.30	\$3.40	\$3.50
Reserve Fee per ERU	\$10.30	\$10.60	\$10.92	\$11.26	\$11.60
<b>Commercial C</b>					
Base Rate per ERU <sup>1</sup>	\$123.60	\$127.32	\$131.13	\$135.06	\$139.11
Usage Charge, per 100 CF <sup>2</sup>	\$4.65	\$4.80	\$4.95	\$5.10	\$5.25
Reserve Fee per ERU	\$15.45	\$15.90	\$16.38	\$16.89	\$17.40
<b>Schools w/ Food Prep</b>					
Base Rate per ERU <sup>1</sup>	\$103.00	\$106.10	\$109.28	\$112.55	\$115.93
Usage Charge, per 100 CF <sup>2</sup>	\$3.88	\$4.00	\$4.13	\$4.25	\$4.38
Reserve Fee per ERU	\$12.88	\$13.26	\$13.66	\$14.07	\$14.07
Rate Increase	NA	3%	3%	3%	3%
1 – Commercial Base Rate is charged per ERU. Commercial ERUs are calculated using average monthly flow from previous year divided by 1,000 CF per month, rounded up to the nearest whole number.					
2 – Usage Charge based on water meter reading for each service unless a sewer meter is installed.					

**Commercial A** – This category applies to those commercial and business establishments maintaining only restroom facilities for employees and the public, and for hotels and motels without a restaurant that discharge to the same service line. These establishments generally discharge wastewater with a strength of 200 mg/1 Biochemical Oxygen Demand (BOD) and 200 mg/1 Total Suspended Solids (TSS).

**Commercial B** – This category applies to those commercial and business establishments such as convenience stores, sandwich shops, coffee shops, hotels and motels with a restaurant, schools without food preparation, automotive repair shops, and assisted living facilities. These establishments generally discharge wastewater with a strength of 400 mg/1 BOD and 400 mg/1 TSS.

**Commercial C** – This category applies to those commercial and business establishments such as restaurants, pizza shops, bakeries, fast food/drive-in restaurants, and supermarkets. These establishments generally discharge wastewater with a strength of 800 mg/1 BOD and 800 mg/1 TSS.

**Schools with Food Prep** – This category applies to schools with food preparation facilities. These establishments generally discharge wastewater with a strength of 400 mg/1 BOD and 600 mg/1 TSS. (Note: School administration and other office-type buildings that are separate from a school and discharge a wastewater strength typical for a Commercial Category A connection will be charged as a Commercial A account).

**Reserve Fees** – Reserve fees are added to each account as a factor of the calculated ERU. The reserve fees are used for capital improvement projects needed to maintain and upgrade the sewer collection system and WWTP. The factor is multiplied by the calculated ERUs for each account as a method to equitably charge proportional to each customer's actual use.

**Combined/Multiple Uses:**

1. Where multiple uses (e.g., combined commercial and residential uses) are combined into a single account, or where multiple commercial and business establishments are tenants in a single building and are served by a common water meter, the monthly sewer reserve charge shall be the total sum of the sewer reserve charges determined as if each use or establishment were an individual account.
2. Where multiple commercial and business establishments, and/or residential uses, are tenants in a single building and are served by separate water meters, then each establishment shall be charged a sewer reserve charge as if each establishment were an individual account.

**General Commercial User Conditions**

- a) Where multiple commercial and business establishments are tenants in a single building and are served by a common water meter, and have a single account with the City, domestic waste charges shall be based upon metered water consumption and shall be at a rate determined by the City for the highest BOD and TSS values of the users discharging to the sewer.

- b) Where multiple commercial and business establishments are tenants in a single building and are served by a common water meter, and each establishment has a separate account with the City, domestic wastewater charges shall be based upon metered water consumption at the rate determined by the City for the highest BOD and TSS values of the users discharging to the sewer. Billing amounts more than the base rate shall be distributed equally between the establishments connected to the meter.

*Example: An account with two Commercial B establishments, and one Commercial A establishment with a monthly flow volume of 4,000 CF, and average annual flow volume of 3,700 CF per month. The flow volume will be appropriated evenly between the three establishments as 1,333 CF. The ERU is calculated by dividing the average monthly flow volume as follows:*

*3,700 / 3 = 1,233 CF average annual flow volume for each establishment  
1,233 CF / 1,000 CF per ERU = 1.23 which is rounded up to 2 ERUs for each. 2 ERUs assessed to the Commercial A account, and 4 ERUs assessed to the Commercial B accounts.*

*The Commercial A account will be charged a base rate of \$41.20 x 2 ERUs, plus a usage rate of 1,333/100 x \$1.55, plus a the Reserve Fee of \$5.15 x 2 ERUs for a total of \$113.36.*

*Each Commercial B account will be charged at the Commercial B rate plus a Reserve Fee, comprised of a Base Rate of 2 ERUs x \$82.40 = \$164.80, plus a Usage Charge based on 4,000 CF / 3 = 1,333 CF for each, resulting in a Usage Charge of 1,333 CF/100 x \$3.10 = \$41.32 each, resulting in a monthly combined Base and Usage Charge of \$206.12 each. The Reserve Fee is \$10.30/ERU totaling \$20.60 for each Commercial B portion, resulting in a total Commercial B portion of \$432.84. Therefore, the monthly charges for the account will be \$113.36 for the Commercial A account and \$432.84 for the Commercial B accounts totaling \$544.65 plus taxes.*

- c) Where residential and/or commercial uses are jointly served by a common water meter, each residential dwelling unit shall be charged at the residential rate per unit, per month, based on a minimum Base Rate usage volume of 1,000 CF. Likewise, each business establishment shall be charged based on a minimum Base Rate usage volume of 1,000 CF per month, with the excess flow volume attributed to the commercial account(s).

*Example: An account with three residences and one Commercial A establishment has a measured monthly flow volume of 2,000 CF, and average annual flow volume of 2,500 CF. The ERU for each residence is 1, and since the total annual average flow volume is less than 4 x 1,000 = 4,000 CF, the Commercial A account ERU is also 1. Each of the three residences will be charged the Base Rate of \$51.95. Likewise, the Commercial A establishment will be charged for a usage of 1,000 CF (1,000/100 x \$1.55 = \$15.50 plus a Base Rate of \$41.20 for a monthly charge of \$56.70). The Reserve Fee is \$5.15 for each service. Therefore, the monthly charge*

for the account will be equal to \$212.55 plus Reserve Fees of \$20.60, totaling \$233.15 plus taxes.

- d) Commercial/business users who lose water through evaporation, irrigation, or in production, may request a reduction in their monthly sewer charge only if the difference between water consumed and wastewater discharged to the City is documented using water meters and sewer meters. In such a situation, the monthly sewer charges will be based upon the volume of wastewater discharged to the City at the appropriate rate specified within this section, applying sewer meter readings.
  
- e) In the event a water or sewer meter is broken or cannot be read, said Commercial/business establishment’s usage shall be estimated using data available to the City for periods of typical usage during a similar usage period at the discretion of the Public Works Director.

**3. Industrial** users of the City wastewater facilities shall be charged based on the volume and strength of wastewater discharged into the City system per the following table:

	2023	2024	2025	2026	2027
<b>INDUSTRIAL SEWER</b>					
Base Rate per ERU <sup>1</sup>	\$25.75	\$26.52	\$27.32	\$28.14	\$28.98
Flow, per 100 CF <sup>2</sup>	\$1.55	\$1.59	\$1.64	\$1.69	\$1.74
BOD <sub>5</sub> , per pound	\$0.618	\$0.637	\$0.656	\$0.675	\$0.695
TSS, per pound	\$0.618	\$0.637	\$0.656	\$0.675	\$0.695
Monthly Reserve Fee	\$5.15/ERU	\$5.30/ERU	\$5.46/ERU	\$5.63/ERU	\$5.80/ERU
Rate Increase	NA	3%	3%	3%	3%
<small>1 – Industrial ERUs are calculated using average monthly flow, BOD<sub>5</sub>, and TSS loading from previous year divided by 1,000 CF of flow, and 10 lbs per month of BOD<sub>5</sub> and TSS, rounded up to the nearest whole number.            2 – Usage Charge based on water meter reading for each service unless a sewer meter is installed.            (Example: For Average wastewater characteristics of 1,000 CF, 400 mg/1 BOD<sub>5</sub>, and 400 mg/1 TSS per month, ERU value would be 2)</small>					

Industrial users shall be evaluated and determined by the City as to whether monitoring stations on wastewater discharges will be required. If monitoring stations are required by the City, the City shall designate when, where, and how many stations shall be placed. City-approved monitoring stations shall be installed and maintained continuously in satisfactory and effective operation by, and at the expense of, the industrial user, at the direction of the City. The Base Rate and Usage Charge may be adjusted based on the monitoring results to reflect the typical BOD and TSS concentrations of the wastewater discharged from each industrial facility.

For industries that do not match the concentrations set forth herein, the City reserves the right to set separate rates for flow, BOD, and TSS to pay for the cost of industrial wastewater collection, treatment, and disposal.

General Industrial User Conditions

The following conditions apply to all industrial users discharging to the City wastewater facilities:

- a) There shall be no unmetered sources of water contributing wastewater to the City sewer system without the knowledge and prior written approval of the City.
- b) The City reserves the right to inspect, observe, measure, sample, and test wastewater discharged to any City facility at any time, including the right set forth in CEMC 13.08.360.
- c) The discharges of industrial users may be restricted to a capacity allocated in an industrial discharge contract with the City, State, or National Pollutant Discharge Elimination System (NPDES) Waste Discharge Permit issued to the user by the Washington Department of Ecology, whichever results in the smaller capacity.
- d) Industrial users who lose water through evaporation, irrigation, or in the product, may request a reduction in their monthly sewer charge only if the difference between water consumed and wastewater discharged to the City is documented using water and sewer meters. In such a situation, the monthly sewer charges will be based upon the volume of wastewater discharged to City wastewater facilities at the appropriate rate specified within this section.
- e) The pH of discharges from all industrial users discharging liquids into the public sewers other than the industrial pretreatment system shall not be lower than 6.0 nor greater than 9.0, as determined by monitoring station results. Any discharge of waste outside this range shall be subject to a penalty of two thousand dollars (\$2,000) per day. For the purposes of this monetary penalty, each day's discharge shall be considered a separate event.
- f) The City shall charge monetary penalties for any discharge from an industrial user that adversely affects the treatment process operation and compliance with the NPDES requirements. For the purposes of charging monetary penalties, each day's discharge, and each component (flow, BOD, and TSS) shall be considered a separate event. Monetary penalties shall include, but not necessarily be limited to, the following:
  - 1) All costs associated with providing treatment to the industrial slug discharge.
  - 2) All costs associated with repair of equipment damaged by, or associated with, providing treatment to the industrial sludge discharge.
  - 3) All costs associated with NPDES permit violations, federal or state government orders resulting from NPDES permit violations, penalties imposed by the federal or state government upon the City for NPDES permit violations, and all costs associated with any citizen lawsuit filed against the City for NPDES permit violations.
  - 4) Slug discharges lasting five (5) or more consecutive days shall be subject to the surcharge provisions of General Industrial User Condition C above whether or not the industrial user's maximum monthly allocated capacity is exceeded.

- g) Outside utility industrial users shall pay one hundred fifty percent (150%) of the applicable sewer service rates charged to City industrial users.
- h) Industrial users not required to have metering and monitoring stations shall be charged at rates as determined by the Public Works Director and based on typical BOD and TSS concentrations for the industry or by sampling and monitoring of the wastewater discharge.
- i) In the event a water or sewer meter is broken or cannot be read, said industrial establishment's usage shall be estimated using data available to the City for periods of typical usage during a similar usage period at the discretion of the Public Works Director.

A review of the calculated ERUs will be made each year. If the calculated ERUs are below the purchased connected ERUs, an adjustment will be made and additional charges assessed, accordingly.

**Increased Charge or Extraordinary BOD Discharge:**

The City of Cle Elum reserves the right to make a special increased sewer assessment for users of the public sewer system discharging more than ordinary BOD amounts which are not adequately charged for and addressed under Section 2 hereinabove. This section shall also apply in circumstances where the user of the public sewer system does not use the public water supply from City sources. Sewer charges under this section will be determined on an annual basis to ensure the receipt of fair and adequate revenue to the City.

Section 2. CEMC 13.08.430 (Late Payment Penalties), Added. Cle Elum Municipal Code Section 13.08.430 (Late Payment Penalties) is hereby added to read as follows:

**13.08.430 Late Payment Penalties.**

Any user not paying the sewer charge as assessed as hereinabove by the 15th day of the month following the billing from the previous month shall be assessed a penalty in the maximum amount allowed by RCW 35.67.200. Said penalty along with the billed assessment must be paid within ten (10) days of the date of the delinquent notice or the users thereof will be subjected to the enforcement remedies of the City as set forth in the CEMC 13.08.400.

Section 3. CEMC 13.08.500 (Effluent testing), Added. Cle Elum Municipal Code Section 13.08.500 (Effluent testing) is hereby added to read as follows:

**13.08.500 Effluent testing.**

Upon initial approval of the ordinance changing the sewer rate structure, each commercial utility account was designated as Category A, B, C, Schools, and Industrial. Definitions were provided for each category.

As an effort to encourage compliance with the City's Fats, Oils, and Grease (FOG) program, the

City will upon request, perform BOD testing to determine the Category a commercial establishment will be placed. Results from the testing will be conclusive. An additional round of testing may be requested after a 12-month period. An independent lab may be used as per (G) of this section, if requested.

The testing will take place as per the following example: If a commercial establishment is determined by the City to be charged as a Category C (which means generally discharging wastewater with a strength of 800 mg/1 BOD and 800 mg/1 TSS) and they would like to challenge that, the establishment may submit a request on forms provided by the City to be re-tested. If the results are less than that established in Category C, their rates will be adjusted to reflect the applicable usage charges for the applicable category.

The City may perform or require periodic testing of effluent by businesses when the City has a reasonable belief that (A) a user is not meeting the discharge standards set forth in CEMC 13.08.370; (B) FOG discharges in amounts that exceed the wastewater treatment standards cause a visible sheen on the discharge or in the public sewer system; or (C) the build-up of grease in any public sewer facility or which accumulations either alone or in combination with other discharges cause obstructions of the public sewer system. These determinations would be based on:

1. Downstream testing; or
2. Evidence of FOG build-up downstream; or
3. Discharger records that are incomplete, false, or not made available for inspection; or
4. Evidence of tampering with pretreatment equipment; or
5. Evidence of use by the business of degreasers, “enzymes”, or other chemicals which keep grease in suspension past the grease trap or interceptor; or
6. Other reasons established by facts which warrant a belief that the discharge standards are violated.

All measurements, tests, and analyses of the characteristics of waters and wastes to which reference is made in this chapter shall be determined in accordance with the latest edition of Standard Methods for the Examination of Water and Wastewater, published by the American Public Health Association. Sampling methods, location, times, durations, and frequencies are to be determined on an individual basis subject to approval by the Public Works Director. Cle Elum will use the City laboratory to determine the testing results. An independent lab may be used by the applicant upon request at the applicant’s own expense and as coordinated with the City.

Section 3. CEMC 13.08.510 (Annual review), Added. Cle Elum Municipal Code Section 13.08.510 (Annual review) is hereby added to read as follows:

**13.08.510 Annual Review.**

The City has used historical water consumption data and other methods it deemed appropriate to determine the ERUs for establishment of the initial base rate for each non-residential sewer utility account. The City shall review annually, each non-residential sewer utility account and any associated data to re-evaluate and determine the number of ERUs used to establish the base rate for that year.

Section 4. CEMC 13.10.050 (Schedule of Equivalent Residential Units (ERUs)), Amended. Cle Elum Municipal Code Section 13.10.050 (Schedule of Equivalent Residential Units (ERUs)) is hereby amended to read as follows:

**13.10.050 Schedule of Equivalent Residential Units (ERUs)**

The ERU calculation will be determined using the anticipated average monthly flow divided by 1,000 CF, the account category type, or if an industrial account, the BOD<sub>5</sub> and TSS loading will be divided by 10 lbs per month of BOD<sub>5</sub> and TSS. In the absence of flow and loading data, the initial ERU values may be determined from information in the Criteria for Sewage Works Design, Washington Department of Ecology. All ERU calculations will be rounded up to the nearest whole number.

Section 5. Severability. Should any portion of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE**  
**\_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.**

\_\_\_\_\_  
JAY McGOWAN, MAYOR

ATTEST:

\_\_\_\_\_  
ROB OMANS, CITY ADMINISTRATOR

AS TO FORM

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ALEXANDRA KENYON, CITY ATTORNEY

Filed with the City Clerk: \_\_\_\_\_

Passed by the City Council: \_\_\_\_\_

Date of Publication: \_\_\_\_\_

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

## City of Cle Elum

### Sewer Rate Study

October 2021

Following completion of the General Sewer Plan (GSP), the City of Cle Elum requested HLA Engineering and Land Surveying, Inc. (HLA), review their existing sewer rates and recommend modifications to provide equitability across the various rate categories and adequately generate funds necessary for projects identified in the GSP. The recommendation of the GSP is to implement rates to generate increased revenue by a minimum of 57% above historical revenue generation rates to maintain an annual project spending rate of \$450,000 (2020 dollars) to address known sewer system deficiencies. In addition to revenues needed to address known deficiencies, it is expected other collection system deficiencies may be revealed as the video inspection work is completed. Therefore, rate increases above 57% are expected to adequately complete repair and replacement needs within the existing sewer collection system and perform upcoming projects at the Wastewater Treatment Plant (WWTP). The WWTP is now 20 years old and will be experiencing an accelerated equipment replacement program compared to the last 20 years.

#### **Existing Rate Evaluation**

The 2020 usage and revenue reports were used to evaluate the existing sewer rates. The current rate classification structure is as follows:

- Separate rates are listed for single family, multi-family, and apartment-type units. None of these include a flow component charge. The apartment-type units have a lower base rate established to account for lower usage typical of this classification.
- Commercial accounts, restaurants, and industrial facilities have a multi-tiered structure based on number of employees or number of seats. These also have a usage component with their rate. The car wash and laundromat usage component are 70% of the usage rate for other commercial accounts. The 70% multiplier was established to adjust for lower strength wastewater typical of car washes and laundromats.

An equitability check was calculated for each category by dividing the applicable revenue from the applicable estimated loadings, as a percentage of the system totals. An equitability check resulting in 1 is an indication the category is paying an equitable amount for the cost they are contributing to the WWTP. Values above 1 indicate the category is paying more for the loading than they are contributing and a value less than 1 indicates they are paying less and essentially being subsidized by other users.

Table 1 on the following page summarizes the equitability evaluation of the existing rate structure.

**Table 1 – 2020 SEWER RATE EQUITABILITY EVALUATION**

Category	Flow, CF (from wtr mtr readings)	%	Sewer Revenue	%	Estimated Loading %	Equitability Check (1=good)
Residential	9,709,517	61.39	\$506,201.78	66.07	46.42	1.42
Commercial	5,357,323	33.87	\$254,455.57	33.21	43.98	0.74
Industrial	53,802	0.34	w/ Comm		0.74	
School	415,417	2.63	\$1877.40	0.25	7.58	0.03
City	279,577	1.77	\$3636.33	0.47	1.28	0.36
Est. City Sewer	15,815,636	100.00	\$766,171.08	100.00	100.00	-
Sewer Meter Readings for Regional Partners						
Roslyn	9,729,813					
Suncadia	10,637,433					
South Cle Elum	2,984,358					
Grand Total	39,167,240	Flows at WWTP Totaled 45.6 CF in 2020.				

Observations derived from the data:

- Average single family residential usage/flow is slightly higher than 1,000 cubic feet per month which is considered in the typical range per EPA (250 GPD) (actual 2020 value was 1,045 CF/M – 262 gpd). However, this is above most municipalities in the region. The assumption is that flows are on the higher side due to irrigation usage where many communities in Yakima and Kittitas Counties have separate irrigation sources.
- The percentage of the school revenue appears to be low compared to the other commercial customers.

**Adjust Rates for Loading Differences**

Loading is a term referring to Biochemical Oxygen Demand (BOD), and Total Suspended Solids (TSS) values in a wastewater stream. The higher these values, the higher the strength of the wastewater. Treatment costs increase proportionally to wastewater strength. Therefore, sewer rates should include both a flow and strength component.

Restaurants, particularly food cooking establishments, generate a higher BOD and TSS than a typical home or office-type business. Industrial customers vary depending upon the type of business operation and therefore, should be analyzed on a case-by-case basis. For example, a brewery will typically generate a much higher BOD than a fast-food restaurant.

To estimate these differences and account for the actual impact on cost of operating the WWTP and maintenance of the collection system, commercial accounts were categorized into three classifications to normalize commercial customers in terms of a single-family residence based on typical business data obtained from the City of Yakima historical sampling records. Table 2 lists the recommended commercial and industrial classifications to be used.

<b>Table 2 - TYPICAL COMMERCIAL AND INDUSTRIAL CLASSIFICATIONS</b>		
<b>Classification</b>	<b>Types of business</b>	<b>ERUs</b>
Commercial A	Office Buildings, senior living centers, others?	1
Commercial B	Motels, car washes, grocery stores, gas stations, laundromats, Salons, Schools w/o food prep, coffee stands, dentist offices.	3
Commercial C	Taverns and Restaurants	5
Schools	Schools with food preparation facilities	4
Industrial	Metal fabrication facilities, breweries, meat processing	Varies

As shown in Table 2, commercial customers with a discharge strength 5 times that of an average residential home are using 5 times the treatment capacity of a home, even if they have a discharge flow equivalent to a typical home because of the strength of their wastewater.

Adjustments were made to the 2020 data presented in Table 1 using factors in Table 2 and the revenue was compared to corresponding calculated ERUs. The result showed revenue from all commercial and industrial customers were below the equivalent percentage being generated from residential customers. To adjust for this inequity within the classifications, an alternative rate should be considered for implementation that includes an adjustment for differences between the typical wastewater strengths and each classification.

#### **Alternative to provide equity between customer classifications**

The City has an obligation to serve all customers connected to the system regardless of their usage, and concurrently, each customer has a certain capacity allocated for their use, whether used or not. There is a cost to the City to maintain full operating capacity of the system whether it is used or not. To reflect these types of fixed costs, many utilities use a two-tiered system with a base rate that may include up to a certain amount of usage and a usage rate for amounts above the base rate. This two-tiered rate system is inherently set up to promote equity and conservation. Currently Cle Elum's residential rate is a flat rate. It is recommended that Cle Elum's rates include a base and usage rate for all customers, including residential.

The average flow and loading of a single-family residence, also known as equivalent residential unit (ERU), can be used as the basis for all commercial and industrial accounts to calculate a base rate. Where available, using historical usage average to establish the number of ERUs for commercial and industrial customers provides equity from the flow capacity perspective. When irrigation is a major contributor to the water meter readings, a separate irrigation meter should be installed, if possible, as the net domestic consumption provides a more accurate representation of wastewater discharges. If this is not available, usage during irrigation months can be removed from the average calculation.

The typical commercial classification presented in Table 2 can be used to adjust an individual customer's ERU value to account for loading. These can be verified through sampling efforts if desired. Sampling should be performed for industrial customers to determine their appropriate rate. Some industrial customers should be required to perform quarterly sampling, or even monthly sampling due to process variations.

Table 3 shows the recommended sewer rates for Cle Elum beginning in 2022.

<b>Table 3 – PROPOSED CLE ELUM SEWER RATES FOR 2022</b>		
<b>User Category (Classification)</b>	<b>Base Rate per Month</b>	<b>Usage Charge per 100 CF</b>
Residential - Single Family, Duplex	\$50.00	Included up to 1,000 CF
Apartment - 50 accounts	\$37.50	Included up to 1,000 CF
Commercial - Category A (Loading ERU=1)	\$30.00	\$1.50
Commercial - Category B (Loading ERU=3)	\$60.00	\$4.50
Commercial - Category C (Loading ERU=5)	\$100.00	\$7.50
Schools (Loading ERU=4)	\$80.00	\$6.00
Industrial (Need to be assessed individually)	\$20.00 x ERU	\$1.50 x ERU, \$0.600/lb BOD <sub>5</sub> and \$0.600/lb TSS
Reserved Fees added at \$5.00 per ERU for Residential, and \$7.50 per ERU for Commercial, Schools and Industrial customers.		
Each account adjusted for ERUs (1 ERU = 1,000 CF per month, 150 mg/L BOD, and 150 mg/L TSS)		

**Strength Charges:**

Periodic sampling should be taken at the industrial discharge point to confirm wastewater strength is per the original assessed values. If the strengths exceed these values, their individual rate structure adjusted, accordingly.

**Connection Charges:**

The purpose of the connection charges is to equitably charge new customers for the value of the existing collection system and wastewater treatment plant infrastructure. Monthly rates are used to keep the system in a sustainably operating condition in perpetuity, including capital improvement projects. Therefore, the present value of the system is used to calculate connection charges.

**Collection System Component:**

The collection system currently consists of 19.57 miles (103,345 LF). Assuming an average installed cost per linear foot of sewer main is \$400, the total estimated value of the existing collection system is \$41,338,000. The recent modeling of the collection system performed as part of the General Sewer Plan resulted in a calculated ERU value of 6,750. (An ERU is defined as the average usage for a single-family residence which was measured by the water usage to be 1,000 CF per month or 250 gpd.) Therefore, the resultant collection system component of the connection fee is calculated to be \$6,123 (\$41,338,000/6,750).

**Treatment Facility Component:**

Similarly, there is a WWTP component that is added to the collection system connection fee. There are two possible perspectives to consider. The first is based on the current value of the WWTP like the method used for the collection system which is as follows.

The original WWTP cost in 2002 was \$27 million. The facility is rated at 3.6 mgd. Using the ERU basis of 250 gpd, the equivalent ERU capacity of the WWTP is 14,400. The present value using a 5% annual escalation rate from 2002 to 2021 is \$75.22 million (per WDOT CCI between 2002

and 2016 was 5.9%). This equates to a connection charge of \$5,224. Currently, a capital reimbursement charge of \$3,938 is required to be paid to Suncadia for their original investment to construct the needed wastewater facilities constructed in 2002 to serve the Suncadia development and projected future growth within each community. The capital reimbursement charge is below the calculated current value per ERU of \$5,224, even though the basis for the number of ERUs has increased. Therefore, it could be argued that the connection charges for the 2002 improvements could be increased for new customers. However, it is not recommended at this time.

Another method to evaluate the WWTP component of the collection charge is to base it on the original investment by Cle Elum in 2002 which was \$1,000,000. At the time, Cle Elum had 833 connections. Therefore, the City paid \$1,200 for each connection. Using a 3% average escalation rate for the 19 years since 2002 results in a current value of \$2,105.

It is appropriate to add this to the amount paid to Suncadia until the obligation to Suncadia is met, at which time the entire amount would continue to be charged (adjusted for inflation) and retained by the City to fund capital improvement projects at the WWTP.

The City currently charges a \$600 administration fee per ERU and a \$100 inspection fee to inspect the connection and set up the service. This additional fee component should continue, and the amount appears to be appropriate, but should be reviewed by the City to ensure the actual costs for these services are being covered.

The total recommended connection fees are shown in Table 4 which includes a 3% escalation rate for the years after 2021.

<b>Table 4 - RECOMMENDED SEWER CONNECTION FEES</b>				
	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Collection System	\$6,123	\$6,307	\$6,496	\$6,691
Suncadia	\$3,938	\$3,938	\$3,938	\$3,938
WWTP	\$2,105	\$2,168	\$2,233	\$2,300
Administration	\$700	\$721	\$743	\$765
<b>Total</b>	<b>\$12,866</b>	<b>\$13,134</b>	<b>\$13,410</b>	<b>\$13,694</b>

Note: 3% escalation rate was used for all years after 2021.

**Summary of Recommended Rates:**

The summary of all sewer rates is compiled in Table 5 based on the discussion above.

<b>Table 5 – PROPOSED CLE ELUM SEWER RATES FOR 2022</b>				
<b>User Category (Classification)</b>	<b>Base Rate per Month</b>		<b>Usage Charge per 100 CF</b>	
Residential - Single Family, Duplex	\$50.00		Included up to 1,000 CF <sup>1</sup>	
Apartment - 50 accounts	\$37.50		Included up to 1,000 CF <sup>1</sup>	
Commercial - Category A (Loading ERU=1)	\$20.00		\$1.50	
Commercial - Category B (Loading ERU=3)	\$60.00		\$4.50	
Commercial - Category C (Loading ERU=5)	\$100.00		\$7.50	
Schools (Loading ERU=4)	\$80.00		\$6.00	
Industrial (Need to be assessed individually)	\$20.00 x ERU		\$1.50 x ERU	
Reserved Fees added at \$5.00 per ERU for Residential, and \$7.50 per ERU for Commercial, Schools and Industrial customers.				
<sup>1</sup> Residential accounts using more than 1,000 CF per month will be charged \$1.50 per 100 CF for the usage above 1,000 CF.				
Each account adjusted for ERUs (1 ERU = 1000 CF per month, 150 mg/L BOD, and 150 mg/L TSS)				
<b>RECOMMENDED SEWER CONNECTION FEES</b>				
	2021	2022	2023	2024
Total	\$12,866	\$13,134	\$13,410	\$13,694

**Calculations in November 2023 for 2024 budget**

Monetary requirements for 2024	\$1,041,000
Subtract Base O&M	\$211,376
Subtract revenue from new customers since inception	\$483,612
Calculate adjusted shortfall by subtracting base O&M and new revenue	\$346,012
Calculate Suncadia shortfall-69.9%	\$241,862
Subtract Suncadia shortfall from total monetary requirements	\$799,138
Divide new amount to be raised from rates by prior years RCE count of 4,867	\$164.20
<b>Divide by 12 months = new user rates</b>	<b>\$13.68</b>



**2024 BUDGET**

November 2023- October 2024	January 2024	February 2024	March 2024	April 2024	May 2024	June 2024	July 2024	August 2024	September 2024	October 2024	November 2024	December 2024	TOTAL COST	
<b>Budgeted Expenditures</b>														
Veolia Contract	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$444,000	
Utility Costs	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$192,000	
Maintenance	\$8,333	\$8,333	\$8,333	\$8,333	\$8,333	\$8,333	\$8,333	\$8,333	\$8,333	\$8,333	\$8,333	\$8,333	\$100,000	
Legal/Engineer	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$10,000	
Miscellaneous/Capital	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000	
Insurance(Regional Portion)	\$4,583	\$4,583	\$4,583	\$4,583	\$4,583	\$4,583	\$4,583	\$4,583	\$4,583	\$4,583	\$4,583	\$4,583	\$55,000	
	<b>subtotal operational costs</b>												<b>\$831,000</b>	
Regional Reserve (WWTP & collection)	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$210,000	
	<b>total operational costs</b>												<b>\$1,041,000</b>	
<b>Less: Cle Elum Base</b>	\$8,489	\$8,489	\$8,489	\$8,489	\$8,489	\$8,489	\$8,489	\$8,489	\$8,489	\$8,489	\$8,489	\$8,489	\$101,863	
<b>Less: S. Cle Elum Base</b>	\$2,534	\$2,534	\$2,534	\$2,534	\$2,534	\$2,534	\$2,534	\$2,534	\$2,534	\$2,534	\$2,534	\$2,534	\$30,411	
<b>Less: Roslyn Base</b>	\$6,592	\$6,592	\$6,592	\$6,592	\$6,592	\$6,592	\$6,592	\$6,592	\$6,592	\$6,592	\$6,592	\$6,592	\$79,102	
	<b>total existing base</b>												<b>\$211,376</b>	
<b>Less New Revenue:</b>	<b>New RCE's New Revenue from December 2023</b>													
Cle Elum	969	\$12,394	\$12,394	\$12,394	\$12,394	\$12,394	\$12,394	\$12,394	\$12,394	\$12,394	\$12,394	\$12,394	\$148,728	
S.Cle Elum	71	\$908	\$908	\$908	\$908	\$908	\$908	\$908	\$908	\$908	\$908	\$908	\$10,896	
Roslyn	65	\$831	\$831	\$831	\$831	\$831	\$831	\$831	\$831	\$831	\$831	\$831	\$9,972	
UGA Bullfrog	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Suncadia	2046	\$26,168	\$26,168	\$26,168	\$26,168	\$26,168	\$26,168	\$26,168	\$26,168	\$26,168	\$26,168	\$26,168	\$314,016	
<b>2023 Regional Base Rate RCE x \$12.79 (Previous year base rate)</b>													<b>total new revenue</b>	<b>\$483,612</b>
													<b>total new charges</b>	<b>\$346,012</b>
													<b>total suncadia shortfall</b>	<b>\$241,862</b>
<b>Oct 2023 RCE's</b>														
Cle Elum RCE's	1609	\$22,014	\$22,014	\$22,014	\$22,014	\$22,014	\$22,014	\$22,014	\$22,014	\$22,014	\$22,014	\$22,014	\$264,168	
S.Cle Elum RCE's	397	\$5,432	\$5,432	\$5,432	\$5,432	\$5,432	\$5,432	\$5,432	\$5,432	\$5,432	\$5,432	\$5,432	\$65,180	
Roslyn RCE's	815	\$11,156	\$11,156	\$11,156	\$11,156	\$11,156	\$11,156	\$11,156	\$11,156	\$11,156	\$11,156	\$11,156	\$133,874	
UGA Bullfrog RCE's	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Suncadia RCE's	2046	\$27,993	\$27,993	\$27,993	\$27,993	\$27,993	\$27,993	\$27,993	\$27,993	\$27,993	\$27,993	\$27,993	\$335,916	
<b>Total RCE's 4,867</b>													<b>total regional costs</b>	<b>\$799,138</b>
<b>Regional Base Rate \$13.68</b>													<b>Cost to Run Plant</b>	<b>\$1,041,000</b>
													<b>Regional Party Costs at Regional Base Rate</b>	<b>\$1,041,000</b>

# CITY OF CLE ELUM SEWER RATE OPEN HOUSE MEETING

## Rate Change Goals:

- Provide rate structure to equitable share treatment costs between customers and types of wastewater discharged.
- Provide revenue to fund repair and maintenance projects.

## New Rate Basis:

- Flow using water meter readings.
- Loading strength by typical category type.
  - Biochemical Oxygen Demand (BOD)
  - Total Suspended Solids

## Impacts of New Rates:

- Residential and Commercial customers with residential strength wastewater will have minimal change.
- Medium and high strength commercial and industrial customers will see increases proportional to their waste strength.

## Customer Categories:

TYPICAL COMMERCIAL AND INDUSTRIAL CLASSIFICATIONS		
Classification	Types of business	ERUs
Commercial A	Office buildings, senior living centers, others?	1
Commercial B	Motels, car washes, grocery stores, gas stations, laundromats, salons, schools w/o food prep, coffee stands, dentist offices	3
Commercial C	Taverns and restaurants	5
Schools	Schools with food preparation facilities	4
Industrial	Metal fabrication facilities, breweries, meat processing	Varies

Proposed Rate Structure:

PROPOSED CLE ELUM SEWER RATES		
User Category (Classification)	Base Rate per Month	Usage Charge per 100 CF
Residential - Single Family, Duplex	\$51.50	Included up to 1,000 CF
Apartment - 50 accounts	\$38.63	Included up to 700 CF
Commercial - Category A (Loading ERU=1)	\$41.20	\$1.55
Commercial - Category B (Loading ERU=3)	\$82.40	\$3.09
Commercial - Category C (Loading ERU=5)	\$123.60	\$5.85
Schools (Loading ERU=4)	\$103.00	\$3.86
Industrial (Need to be assessed individually)	\$25.75 x ERU	\$1.55 x ERU, \$0.618/lb BOD <sub>5</sub> and \$0.618/lb TSS
Reserved Fees added at \$5.15 per ERU for Residential, Commercial A, and Industrial customers. Commercial B, Commercial C, and Schools are \$10.30, \$15.45, and \$12.88, respectively.		
Each account adjusted for ERUs (1 ERU = 1,000 CF per month, 150 mg/L BOD, and 150 mg/L TSS)		

Individual Impacts:

Refer to rate calculation sheet for individual customer based on last 12-month usage data.

# CLE ELUM - COMMERCIAL SEWER ACCOUNT SUMMARY AND ESTIMATED SEWER RATE CHANGE IMPACTS

June 2022 - May 2023 Meter Readings

- Yellow = No records
- Green = Inactive for portions of year
- Orange = Industrial
- Blue = School

Acct #	Name	Utility Class	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Monthly	Annual	Current Avg	ERUs	Commercial Type	Calculated Annual Revenue (\$)			Proposed New Rate (Annual)	Current Rate (Annual)	% Change	
			(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)			Type A	Type B	Type C				
957	Woodridge Custom Homes	Commercial	80	71	83	66	68	67	49	179	57	66	55	56	75	897	\$36.25	1	A	576	0	0	\$680	\$516	132%	
1118	Stella's	Commercial	676	787	1413	725	612	533	598	537	795	562	640	902	732	8780	\$51.17	1	B	0	1116	0	\$1,116	\$708	158%	
1456	Cle Elum Dental Clinic	Commercial	624	1954	1941	2002	1344	133	83	130	125	114	123	1362	828	9935	\$45.25	1	B	0	1116	0	\$1,116	\$624	179%	
1498	Mid Cascade Investments LLC - Dru Bru	Commercial	12186	13925	17197	14692	11909	11375	11420	11440	10456	12802	10248	12998	12554	150648	\$250.08	13	I	0	14460	0	\$14,460	\$3,228	448%	
1503	Alpine Lakes Chalet Motel	Commercial	1350	1730	1980	1090	1290	1540	1660	560				120	1258	11320	\$46.17	2	B	0	2220	0	\$2,220	\$636	349%	
1634	Maximum Electric LLC	Commercial	385	521	514	422	417	511	462	449	425	456	443	509	460	5514	\$41.08	1	A	636	0	0	\$680	\$576	118%	
1699	NW Roots Construction LLC	Commercial	230	197	299	219	221	211	150	238	222	222	197	315	227	2721	\$38.25	1	A	600	0	0	\$680	\$540	126%	
1732	Tuckaway Antiques	Commercial	107	256	1012	703	201	484	270	86	89	103	125	102	295	3538	\$39.08	1	A	612	0	0	\$680	\$552	123%	
1787	MLM Cle Elum LLC	Commercial	2730	3170	3260	2090	2360	2120	2010	1770	1540	1750	2200	2730	2311	27730	\$62.17	3	B	0	3336	0	\$3,336	\$840	397%	
1914	Bailey, Sara	Commercial	318	1076	2056	3169	1284	231	328	138					1075	8600	\$31.67	2	A	1308	0	0	\$1,308	\$456	287%	
1934	Timesaver PC	Commercial	2558	1090	2286	873	1442	1643	1632	1431	136	175	165	192	1135	13623	\$48.42	2	A	1320	0	0	\$1,320	\$672	196%	
1935	Rizo, Tino	Commercial	57	62	716	1598	1738								834	4171	\$74.17	1	A	708	0	0	\$708	\$996	71%	
1951	Harper Apts	Commercial	1843	4120	1833	1155	1255	964	529	399	462	852	593	2040	1337	16045	\$155.83	2	A	1356	0	0	\$1,356	\$2,040	66%	
1968	Trout Water Fly shop	Commercial					338	18				13	5	22	5	67	401	\$24.33	1	A	564	0	0	\$680	\$360	189%
2045	Potlatch No#1Financial Union C/O	Commercial	225	152	183	158	157	145	136	148	154	173	178	173	165	1982	\$37.42	1	A	588	0	0	\$680	\$528	129%	
2055	Banzai Teriyaki	Commercial	4160	6830	7390	4350	2750	2750	2810	3310	3410	3430	3810	4980	4165	49980	\$83.67	5	C	0	10668	0	\$10,668	\$1,116	956%	
2201	Kittitas County Public Works	Commercial	247	206	245	257	487	339	408	453	580	641	393	680	411	4936	\$40.25	1	B	0	1116	0	\$1,116	\$564	198%	
2202	Wilson Commercial Properties, LLC	Commercial	404	487	471	311	369	369	237	286	341	311	378	386	363	4350	\$39.67	1	A	624	0	0	\$680	\$552	123%	
2203	Wilson Commercial Properties, LLC	Commercial														0	\$35.00	1	A	552	0	0	\$680	\$504	135%	
2232	Hahnemann, Marcus and Amanda	Commercial	82	80	111	91	110	187	306	119	163	162	111	85	134	1607	\$37.08	1	A	576	0	0	\$680	\$528	129%	
2325	Samalco Holdings LLC	Commercial	21	66	58	65	62	36	26	31	30	27	37	51	43	510	\$36.17	1	A	564	0	0	\$680	\$516	132%	
2327	Smith, Stanley	Commercial	106	83	96	108	31	238	119	315	96	78	43	37	25	107	1279	\$36.92	1	A	576	0	0	\$680	\$528	129%
2340	TTAK LLC, Ty and Teresa Mortenson	Commercial	1819	2855	2229	2352	1475	1287	18065	1412	1758	1082	2460	1933	3227	38727	\$72.58	4	B	0	4452	0	\$4,452	\$972	458%	
2344	Warriors Car Wash	Laundromat/Car Washes	8819	9601	11253	10291	7181	3088	4491	6232	4837	6790	6821	11751	7596	91155	\$97.08	8	B	0	8904	0	\$8,904	\$1,284	693%	
2351	M Kolar Holdings LLC	Commercial	1855	1614	1277	1256	1003	964	920	789	833	803	3405	2512	1436	17231	\$52.33	2	C	0	0	4140	\$4,140	\$720	575%	
2385	Little Arrow LLC	Commercial	46	41	13	3	23							7	22	133	\$35.58	1	A	564	0	0	\$680	\$504	135%	
2430	Bhangu Hospitality LLC	Commercial	11260	14410	18130	7830	6460	5230	4110	3650	3270	4070	5280	9700	7783	93400	\$124.92	8	C	0	17688	0	\$17,688	\$1,644	1076%	
2434	McAuliff Real Estate Holding LLC	Commercial	92	101	19	96	99	97	55	110	117	125	121	153	99	1185	\$36.75	1	A	576	0	0	\$680	\$516	132%	
2457	Cle Elum Roslyn School District	Commercial	222	19	64	104	149	166	183	217	159	174	133	196	149	1786	\$37.33	1	A	588	0	0	\$680	\$528	129%	
2461	Hamilton Hudson LLC	Commercial	9	32	6	5	6	27	Leak						14	168	\$56.67	1	C	0	0	1680	\$1,680	\$768	219%	
2468	Snowy River Equipment Sales	Commercial	10	31	55	38	147	312	41	44	92	52	139	88	87	1049	\$36.58	1	A	576	0	0	\$680	\$516	132%	
2481	Resilient Holdings LLC	Commercial														0	\$35.00	1	C	0	0	1668	\$1,668	\$504	331%	
2483	Porter, Brendon	Commercial	105	132	106	113	122	93	97	124	108	109	68	418	133	1595	\$37.33	1	B	0	1116	0	\$1,116	\$528	211%	
2484	Crisman, Todd and Kristen	Commercial		2120	2294	1701	1082	325	260	191	165	354	539	2061	1008	11092	\$43.25	2	A	1296	0	0	\$1,296	\$600	216%	
2499	Gemini Fish Market	Commercial	5226	5726	6667	5047	4775	5768	5229	5013	4856	5031	5090	5406	5320	63834	\$96.92	6	B	0	6672	0	\$6,672	\$1,284	520%	
2564	Conrad, Isabel	Commercial		3173	2021	1147	812	291	244	236	169	191	326	802	856	9412	\$41.67	1	A	720	0	0	\$720	\$588	122%	
2575	Kittitas County Public Hospital Dist # 2	Commercial	378	1781	489	359	335	498	544	468	364	370	411	366	530	6363	\$41.50	1	A	660	0	0	\$680	\$576	118%	
2602	Swiftwater Cellars	Commercial					5	3	2	7	6	8	2	3	5	36	\$24.25	1	A	552	0	0	\$680	\$360	189%	
2631	Grant Mechanical Inc	Commercial	133	165	160	97	92	89	58	89	132	105	143	180	120	1443	\$36.83	1	A	576	0	0	\$680	\$516	132%	
2636	Dolak, Marcel and Kaitlin	Commercial	36	43	41	38									40	158	\$36.92	1	A	564	0	0	\$680	\$528	129%	
2636	Upsidedown Wine	Commercial					127	191	112	121	151	135	119	160	140	1116	\$36.92	1	B	0	1116	0	\$1,116	\$528	211%	
2638	Thomson Investments Railroad LLC	Commercial	52	13	457	34	7	13	12	24	141	167	19	8	79	947	\$36.75	1	A	576	0	0	\$680	\$516	132%	
2639	Thomson Investments Gaslight LLC	Commercial	7076	6439	6074	3190	2146	3010	2932	1746	1801	5612	2914	3098	3837	46038	\$79.75	4	I	0	0	8820	\$8,820	\$1,068	826%	
2651	SST Cle Elum LLC	Commercial														0	\$32.08	1	A	552	0	0	\$680	\$456	149%	
2657	Brar Hotels LLC	Commercial	10887	12959	16999	10389	8794	9928	5861	4201	3183	4027	8327	11953	8959	107508	\$138.42	9	B	0	10008	0	\$10,008	\$1,812	552%	
2666	Cle Elum Development LLC - Les Schwab	Commercial	17												17	17	\$35.08	1	B	0	1116	0	\$1,116	\$504	221%	
2677	L&O Rentals	Commercial						4	7	18	27	26	25	42	21	149	\$35.67	1	A	564	0	0	\$680	\$504	135%	
2681	Kittitas County Sheriff's Office	Commercial														0	\$23.50	1	A	552	0	0	\$680	\$348	195%	
2688	Belliss Homes LLC	Commercial											22	153	88	175	\$6.25	1	A	576	0	0	\$680	\$132	515%	
2716	Squirreling Around LLC	Commercial	517	1	3	2										131	\$36.75	1	A	576	0	0	\$680	\$516	132%	
2716	Vaughan May Creations DBA Bright & Day	Commercial					33	7	12	15	4	6	12	123	27	212	\$36.75	1	A	564	0	0	\$680	\$516	132%	
2775	Mountain Elegance Furniture	Commercial														0	\$34.50	1	A	552	0	0	\$680	\$492	138%	
2777	Hirst, Ryan	Commercial		81	433	729	97	58	53	250	233	479	430	380	293	3223	\$35.67	1	A	612	0	0	\$680	\$504	135%	
2779	Colette Graham Designs	Commercial		47	44	20	42	34	19	18	28	31	33	52	33	368	\$32.42	1	A	564	0	0	\$680	\$468	145%	
2783	Brice, Paul	Commercial		485	558	427	385	533	795	369	1009	384	369	281	509	5595	\$68.92	1	A	648	0	0	\$680	\$924	74%	
2785	Brice, Paul	Commercial														0	\$31.58	1	A	552	0	0	\$680	\$456	149%	
2807	Smith, Stanley	Commercial														0	\$19.42	1	A	552	0	0	\$680	\$300	227%	

I - ESTIMATED

# CLE ELUM - COMMERCIAL SEWER ACCOUNT SUMMARY AND ESTIMATED SEWER RATE CHANGE IMPACTS

June 2022 - May 2023 Meter Readings

Yellow = No records  
 Green = Inactive for portions of year  
 Orange = Industrial  
 Blue = School

Acct #	Name	Utility Class	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Monthly	Annual	Current Avg	ERUs	Commercial Type	Calculated Annual Revenue (\$)			Proposed New Rate (Annual)	Current Rate (Annual)	% Change
			(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)			Monthly Charge	Type A	Type B			
2836	Kendev LLC	Commercial														0	\$23.58	1	B	0	1116	0	\$1,116	\$348	321%
2838	Bramwell Nancy, Kenney Kristen	Commercial									101	1	160	1021	321	1283	\$13.42	1	A	612	0	0	\$680	\$228	298%
2878	Cle Elum Automotive	Commercial														0	\$19.17	1	B	0	1116	0	\$1,116	\$300	372%
2879	Cle Elum Automotive	Commercial							721	182	170	299	1353	537	544	3262	\$22.58	1	B	0	1116	0	\$1,116	\$336	332%
2922	Stewart, Ryan and Jennifer	Commercial														0	\$1.42	1	A	552	0	0	\$680	\$72	944%
2938	Page, Bradford	Commercial														0	\$7.00	1	A	552	0	0	\$680	\$144	472%
2968	Teelak Thai Kitchen	Commercial												705	705	705	\$4.08	1	C	0	0	2064	\$2,064	\$108	1911%
2977	Taneum Creek Brewing	Commercial														0	\$3.00	1	B	0	1116	0	\$1,116	\$96	1163%
2993	Suburban Propane	Commercial														0	\$1.25	1	A	552	0	0	\$680	\$72	944%
10080	Keg Cellar Tavern	Commercial	1373	956	855	981	930	2061	1970	1325	1154	1266	1084	1139	1258	15094	\$50.00	2	B	0	2220	0	\$2,220	\$684	325%
10301	Lasinski, Katrina	Commercial														0	\$35.00	1	A	552	0	0	\$680	\$504	135%
10430	Nicholson, Ken	1 Business/1 Residence					275	368	386	333	306	464	340	249	340	2721	\$57.75	1	A	624	0	0	\$680	\$792	86%
10440	H & H Enterprise LLC	Commercial	3890	4020	4240	3240	3380	3720	3410	3780	3290	3410	3690	4620	3724	44690	\$813.33	4	I	0	4452	0	\$4,452	\$10,404	43%
10540	Nelson Creek Construction - Inactive	Commercial														0	\$32.00	1	A	552	0	0	\$680	\$456	149%
10730	R.M. Bator Lumber, Inc.	Commercial														0	\$35.00	1	A	552	0	0	\$680	\$504	135%
10740	Hernandez, Jose C.	Commercial	1434	1553	1634	1183	1300	1466	1368	1454	1144	1387	1302	1547	1398	16772	\$86.58	2	B	0	2220	0	\$2,220	\$1,152	193%
10880	A & W Auto Repair	Commercial	123	343	77	350	604	1181	1093	1076	984	1043	924	343	678	8141	\$43.33	1	B	0	1116	0	\$1,116	\$600	186%
10910	Miller Business Consulting LLC, Patricia	1 Business/1 Residence					571	229	212	222	182	293	363	541	327	2613	\$57.75	1	B	0	1116	0	\$1,116	\$792	141%
10970	C.E.D.Q., LLC	Commercial	3050	8490	6250	5760	4300	2430	2000	1820	1750	2140	2830	3770	3716	44590	\$78.17	4	C	0	0	8748	\$8,748	\$1,044	838%
11052	Gaub, Gordon	Commercial	1700	5360	5880	4050	300	350	330	270	270	270	280	2510	1798	21570	\$230.92	2	C	0	0	4344	\$4,344	\$2,988	145%
11053	Gaub, Gordon	Commercial	4780	12520	11720	12250	1870	2180	1970	1910	1880	1850	2150	12490	5631	67570	\$240.17	6	C	0	0	13152	\$13,152	\$3,108	423%
11140	Peterson, Charles and Judith	Commercial														0	\$35.00	1	A	552	0	0	\$680	\$504	135%
11200	WA State Horse Park	Commercial	-10358	15779	10600	11700	7200						80900	9300	17874	125121	\$190.42	18	A	13332	0	0	\$13,332	\$2,472	539%
11290	Willette, Thomas J.	Commercial	594	671	918	434	981	139	167	411	246	293	441	943	520	6238	\$41.50	1	B	0	1116	0	\$1,116	\$576	194%
11320	Bullitt Avenue	Commercial	416	385	468	255	302	343	376	419	423	425	556	239	384	4607	\$40.08	1	C	0	0	1884	\$1,884	\$564	334%
11530	Cle Elum Travelers Inn	Commercial	6190	8360	6250	4690	4370	3520	7620	2220	2130	2170	2870	4770	4597	55160	\$88.25	5	B	0	5568	0	\$5,568	\$1,176	473%
11690	Jeb's Pet Supply	Commercial	81	76	96	71	107	104	194	77	81	82	72	146	99	1187	\$36.50	1	A	576	0	0	\$680	\$516	132%
11770	Cle Elum Bakery	Commercial	1061	1077	1231	735	775	884	530	616	610	668	783	725	808	9695	\$44.83	1	B	0	1116	0	\$1,116	\$624	179%
11940	Canterbury, James R	Commercial	124	156	130	154	123	112	97	96	82	96	88	99	113	1357	\$36.75	1	A	576	0	0	\$680	\$516	132%
12060	Mountain Elegance Furniture	Commercial	806	129	13	10	46	8	971	0	0	0	0	0	283	1983	\$22.50	1	A	612	0	0	\$680	\$336	202%
12070	509 Bake House	Commercial														0	\$20.58	1	B	0	1116	0	\$1,116	\$312	358%
12111	Spears, Rich	Commercial														0	\$23.50	1	A	552	0	0	\$680	\$348	195%
12230	Kittitas Valley Healthcare	Commercial	272	280	298	289	238	295	232	235	228	251	264	270	263	3152	\$38.42	1	B	0	1116	0	\$1,116	\$540	207%
12380	Scott Rollins Insurance	Commercial	2682	4014	5143	3809	574	81	61	67	73	87	88	99	1398	16778	\$86.33	2	A	1368	0	0	\$1,368	\$1,152	119%
12560	Qwest	Commercial														0	\$35.00	1	A	552	0	0	\$680	\$504	135%
12570	Lewis, Al and Ruby	Commercial	33	72	49	215	173	177	27	66	409	29	154	122	127	1526	\$37.08	1	A	576	0	0	\$680	\$528	129%
12600	Reese Block	Commercial	282	283	442	235	286	217	267	217	225	247	373	311	282	3385	\$108.83	1	A	612	0	0	\$680	\$1,440	47%
12770	Cascade Door & Remodel	Commercial	99	189	165	188	448	105	57	93	67	111	116	119	146	1757	\$37.17	1	A	588	0	0	\$680	\$528	129%
12860	Troutwater Fly Shop	Commercial	85	129	179	119	74	46	27	71	48	139	175	206	108	1298	\$36.83	1	A	576	0	0	\$680	\$516	132%
13030	The Bakery House	Commercial	590	1824	1996	1433	1392	212	117	152	170	228	194	1115	785	9423	\$44.58	1	B	0	1116	0	\$1,116	\$624	179%
13040	Stagecoach Inn	Commercial	4181	5796	5837	4818	5490	4811	5564	4088	3991	4389	4616	5431	4918	59012	\$127.08	5	B	0	5568	0	\$5,568	\$1,668	334%
13070	Cle Elum Wellness Center	Commercial					229	93	52	73	50	47	50	50	81	644	\$37.50	1	A	576	0	0	\$680	\$528	129%
13070	Swiftwater Properties	Commercial	267	330	515	246									340	1358	\$37.50	1	A	624	0	0	\$680	\$528	129%
13090	Peoh Point Ranch, LLC	Commercial	72	152	97	63	131	113	82	117	150	96	122	88	107	1283	\$36.75	1	A	576	0	0	\$680	\$516	132%
13110	Nazarene Church	Commercial	406	281	334	311	4008	561	505	404	344	435	834	2243	889	10666	\$46.00	1	B	0	1116	0	\$1,116	\$636	175%
13130	E-Spot, LLC #5	Laundromat/Car Washes	16390	17970	19850	19730	20170	24980	66380	60310	16670	21010	5300	4400	24430	293160	\$233.42	25	B	0	27816	0	\$27,816	\$3,024	920%
13420	Jehovah's Witnesses	Commercial	72	66	86	86	145	73	77	67	82	84	181	82	92	1101	\$36.33	1	B	0	1116	0	\$1,116	\$516	216%
13460	F. O. E. #649/Eagle's	Commercial		130	2000					7870	1525	2230	2240	2100	2585	18095	\$45.17	3	C	0	0	6444	\$6,444	\$624	1033%
13470	Cle Elum Roslyn School District	Commercial														0	\$3.25	1	S	0	0	0	\$1,392	\$96	1450%
13490	United Manufacturing Products Inc.	Commercial	167	251	271	170	165	139	85	105	179	128	146	175	165	1981	\$37.42	1	B	0	1116	0	\$1,116	\$528	211%
13520	Gaub, Gordon	Commercial	130	1090	1070	480	210								30	502	\$38.17	1	C	0	0	1944	\$1,944	\$540	360%
13610	Cle Elum Ventures, LLC	Commercial	32	11			5	7	17531	497	1	3	1	2	1809	18090	\$122.92	2	A	1452	0	0	\$1,452	\$1,620	90%
13611	Cle Elum Ventures, LLC	Commercial	6	276	17					5	6	34	24	22	49	390	\$35.92	1	A	564	0	0	\$680	\$504	135%
14240	Cle Elum St. Thomas	Commercial	546	44																					

# CLE ELUM - COMMERCIAL SEWER ACCOUNT SUMMARY AND ESTIMATED SEWER RATE CHANGE IMPACTS

June 2022 - May 2023 Meter Readings

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Acct #	Name	Utility Class	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Monthly	Annual	Current Avg	ERUs	Commercial Type	Calculated Annual Revenue (\$)			Proposed New Rate (Annual)	Current Rate (Annual)	% Change
			(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	Monthly Charge			Type A	Type B	Type C			
14700	L.D.S. Church	Commercial	870	1020	1160	1430	4610	2050	1890	2050	4400	1780	2000	2750	2168	26010	\$60.50	3	B	0	3336	0	\$3,336	\$828	403%
14720	Shoemaker Manufacturing	Commercial	2409	2137	2636	2482	2111	2123	1811	2008	1772	2102	1913	2148	2138	25652	\$60.42	3	I	0	3336	0	\$3,336	\$816	409%
14721	Shoemaker Manufacturing	Commercial	756	377	1459	2175	339		39	347	736	403	320	372	666	7323	\$42.58	1	I	0	1116	0	\$1,116	\$600	186%
14722	Shoemaker Manufacturing	Commercial	2462	79	189	101	113	125	115	165	150	206	154	127	332	3986	\$39.50	1	A	612	0	0	\$680	\$552	123%
14730	Short Corner LLC	Commercial	5718	7200	7208	4254	4340	1269	770	782	742	1069	1606	4168	3261	39126	\$72.92	4	C	0	0	8496	\$8,496	\$984	863%
14740	Glondo's Sausage Co.	Commercial	854	1302	1383	1015	731	433	355	365	338	355	352	413	658	7896	\$43.25	1	C	0	0	2040	\$2,040	\$600	340%
14810	Safeway Inc. Site No. 1135	Commercial	18196	26509	25719	23511	23608	16940	15653	14775	14170	17528	19341	16693	19387	232643	\$258.67	20	B	0	22248	0	\$22,248	\$3,348	665%
14841	K.C.H.D. #2	Commercial	1	1	1	1								1		5	\$35.50	1	A	552	0	0	\$680	\$504	135%
14842	K.C.H.D. #2	Commercial	1	1	1	2		1						1		7	\$35.58	1	A	552	0	0	\$680	\$504	135%
14843	K.C.H.D. #2	Commercial	6029	6937	8826	7863	9318	51	32	51	52	52	65	77	3279	39353	\$73.00	4	A	2832	0	0	\$2,832	\$984	288%
14990	Inland Telephone Co.	Commercial	91	121	124	307	107	114	106	174	130	119	96	137	136	1626	\$37.33	1	A	576	0	0	\$680	\$528	129%
15100	Kittitas Title & Escrow	Commercial	16	27	36	28	31	12	7	14	11	16	7	6	18	211	\$36.17	1	A	564	0	0	\$680	\$516	132%
15160	Best of Thai Restaurant	Commercial	590	1161	1392	884	862	624	570	592	504	332			751	7511	\$36.58	1	C	0	0	2088	\$2,088	\$516	405%
15470	Catholic Church	Commercial	910	1310	1210	990	1400	200	80	130	70	80	100	1800	690	8280	\$43.33	1	B	0	1116	0	\$1,116	\$600	186%
15640	Minton Storage	Commercial	230	181	248	197	113	185	218	139	183	125	194	319	194	2332	\$37.75	1	A	588	0	0	\$680	\$528	129%
15720	Frederick Family Properties	Commercial	470	409	538	402	404	435	331	409	358	315	360	336	395	4741	\$40.25	1	B	0	1116	0	\$1,116	\$564	198%
15821	Clark, Kerry	Commercial	1333	2334	1600	1272	1241	1492	1429	1475	1401	1639	1626	2154	1583	18996	\$88.83	2	A	1404	0	0	\$1,404	\$1,188	118%
15900	Cashmere Valley Bank	Commercial	324	1571	1782	1280	1356	321	190	210	192	272	218	1408	760	9124	\$44.25	1	A	696	0	0	\$696	\$612	114%
16011	Thomas, James E. and Lisa A.	Commercial														0	\$35.00	1	A	552	0	0	\$680	\$504	135%
16150	Kittitas County Chamber	Commercial					1	1	1	1	1	1	1	1	1	8	\$35.75	1	A	552	0	0	\$680	\$504	135%
16270	Homestead Restaurant	Commercial	380	640	430	480	390	380	420	360	410	400	460	500	438	5250	\$40.50	1	C	0	0	1908	\$1,908	\$564	338%
16320	Warrior's Quick Stop - Office	Commercial										21				21	\$35.08	1	A	564	0	0	\$680	\$504	135%
16460	Owens Meats	Commercial	1417	4459	2412	1307	1310	1503	1180	1123	1075	941	1148	1219	1591	19094	\$54.08	2	C	0	0	4224	\$4,224	\$744	568%
16490	Cle Elum Community Church	Commercial	250	2814	2484	965	794	376	221	296	327	277	1156	368	861	10328	\$45.33	1	B	0	1116	0	\$1,116	\$624	179%
16530	BroadTail Enterprises LLC	Commercial		1608	2097	2147	606	72	61	108	300	594	95	280	724	7968	\$40.17	1	A	696	0	0	\$696	\$564	123%
16690	KVH Family Medicine - Cle Elum	Commercial	11140	9140	13630	15470	10230	840	780	760	730	980	1020	12030	6396	76750	\$108.92	7	B	0	7788	0	\$7,788	\$1,440	541%
16810	Cle Elum Roslyn School District	Commercial														0	\$35.00	1	A	552	0	0	\$680	\$504	135%
16840	Bator Lumber	Commercial				45	40	21	28	24	37	36	64	37	295		\$24.25	1	A	564	0	0	\$680	\$360	189%
16924	Page, Bradford	Commercial														0	\$35.00	1	A	552	0	0	\$680	\$504	135%
17150	Sunset Cafe	Commercial	14649	14600	19327	18945	11814	9118	10000	4149	5000	9320	10540	12120	11632	139582	\$169.25	12	C	0	0	26508	\$26,508	\$2,208	1201%
17810	The Rock Church	Commercial	11	7	5	7	8	7	3	2	3	95	244	94	41	486	\$36.33	1	B	0	1116	0	\$1,116	\$516	216%
17850	E-Spot, LLC #6	Commercial	1193	1449	1827	1260	1133	1060	902	727	670	728	844	1089	1074	12882	\$47.92	2	B	0	2220	0	\$2,220	\$660	336%
17940	M Kolar Holdings LLC	Commercial	76	79	76	73	76	72	58	68	91	58	65	65	71	857	\$36.17	1	A	564	0	0	\$680	\$516	132%
18000	Johnson DDS, Wesley	Commercial	1335	1045	1716	1250	1565	1255	1137	1346	1091	1254	1106	1240	1278	15340	\$50.33	2	B	0	2220	0	\$2,220	\$696	319%
18071	H & H Enterprises	Commercial	15	18	22	18	20	29	24	50	28	33	33	41	28	331	\$36.17	1	A	564	0	0	\$680	\$516	132%
18120	Pioneer Beverage	Commercial	102	731	2001	107	236	202	473	933	1955	636	683	791	738	8850	\$44.25	1	A	696	0	0	\$696	\$612	114%
18190	N. W. Physical Therapy	Commercial	2	0	27	98	186	167	117	298	157	234	184	196	151	1666	\$37.00	1	A	588	0	0	\$680	\$528	129%
18250	Mountain Elegance Furniture	Commercial	23	30	32	33	22	37	41	0	0	0	0	0	31	218	\$20.83	1	A	564	0	0	\$680	\$312	218%
18290	Umpqua Bank	Commercial	586	1694	693	283	167	186	171	184	201	206	191	168	394	4730	\$39.83	1	A	624	0	0	\$680	\$564	121%
18340	NAPA	Commercial	294	301	366	261	290	278	235	234	208	245	253	277	270	3242	\$38.67	1	A	612	0	0	\$680	\$540	126%
18530	Grace Baptist Church	Commercial	686	639	925	877	2113	4417	3658	1769	1146	1202	779	137	1529	18348	\$53.17	2	B	0	2220	0	\$2,220	\$732	303%
18580	Lum's Coffee Stop	Commercial	1928	3010	10123	1993	1747	1293	1048	1118	1053	1296	1651	2947	2434	29207	\$63.50	3	B	0	3336	0	\$3,336	\$864	386%
18652	Clean Cut the Mens Shop	Commercial				32	26	37	153	297	409	520	598	259	2072		\$37.83	1	B	0	1116	0	\$1,116	\$540	207%
18652	Dearmin, Paul	Commercial	1	3	16	29									12	49	\$37.83	1	B	0	1116	0	\$1,116	\$540	207%
18910	Cascade East Animal Clinic	Commercial	209	149	299	276	389	347	298	358	316	346	313	280	298	3580	\$38.92	1	B	0	1116	0	\$1,116	\$552	202%
19160	The Aster Inn	Commercial	3790	4870	5490	3050	2360	4610	9840	4270	9190	3570	3410	4910	4947	59360	\$92.50	5	B	0	5568	0	\$5,568	\$1,224	455%
19200	Treadwell, Terry	1 Business/1 Residence					356	173	126	126	114	276	303	569	255	2043	\$57.75	1	B	0	1116	0	\$1,116	\$792	141%
19360	Mike's Tavern	Commercial	857	1055	1382	937	824	833	676	697	588	682	765	994	858	10290	\$45.25	1	B	0	1116	0	\$1,116	\$624	179%
19420	Safeway Fueling Station Site No. 1135	Commercial														0	\$35.00	1	A	552	0	0	\$680	\$504	135%
19580	U.S. Forest Service 83784, USDA Utilities	Commercial	735	1142	2688	2298	527		487	136	761	1375	3404	36	1235	13589	\$573.42	2	A	1344	0	0	\$1,344	\$7,344	18%
19600	Washington Federal	Commercial	111	97	109	96	119	131	100	105	88	99	109	105	106	1269	\$36.83	1	A	576	0	0	\$680	\$516	132%
19610	Cle Elum Farm and Home	Commercial	602	349	430	39	35	45	35	11	17	54	376	1103	258	3096	\$38.75	1	A	600	0	0	\$680	\$540	126%
19611	Cle Elum Farm and Home	Commercial	169	237	248	203	213	249	196	179	167	176	205	198	203	2440	\$37.83	1	A	588	0	0	\$680	\$540	126%
19630	McDonald's of Yakima	Commercial	6060	8080	9600	5910	5670	6000	4420	3610	3660	4210	5510	6750	5790	69480	\$102.17	6	C	0	0	13248	\$13,248	\$1,356	977%
19640	PacWest LLC	Commercial	7		11	7	35	496	273	5	4	26	10		87	874	\$33.58	1	A	576	0	0	\$680	\$480	142%
19650	Upper Kittitas Co. Senior Center	Commercial	1080	1167	1479	1284	1797	1361	776	1254	1112	1346	1433	1320	1284	15409	\$50.25	2	B	0	2220	0	\$2,220	\$696	319%
19660	Sportland Mini-Mart	Commercial														0	\$23.50	1	B	0	1116	0	\$1,116	\$348	321%

I - ESTIMATED

# CLE ELUM - COMMERCIAL SEWER ACCOUNT SUMMARY AND ESTIMATED SEWER RATE CHANGE IMPACTS

June 2022 - May 2023 Meter Readings

Yellow = No records  
 Green = Inactive for portions of year  
 Orange = Industrial  
 Blue = School

Acct #	Name	Utility Class	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Monthly	Annual	Current Avg	ERUs	Commercial Type	Calculated Annual Revenue (\$)			Proposed New Rate (Annual)	Current Rate (Annual)	% Change
			(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)			Type A	Type B	Type C			
19690	Claffey Senger Properties LLC	Commercial	1240	1345	1655	1307	835	893	735	748	582	816	886	1099	1012	12141	\$152.17	2	B	0	2220	0	\$2,220	\$1,992	111%
19700	Cle Elum Hardware	Commercial	300	240	280	180	210	200	160	160	120	140	260	390	220	2640	\$38.00	1	A	600	0	0	\$680	\$540	126%
19710	E-Spot, LLC #7	Commercial	3864	5362	5366	3698	2654	3165	3005	2473	2240	3507	1627	3640	3383	40601	\$74.50	4	B	0	4452	0	\$4,452	\$996	447%
19750	DK Professional Consultants, Inc.*	Commercial													0		\$35.00	1	A	552	0	0	\$680	\$504	135%
19770	Kidder, Michael	Commercial	1					6			2			5	4	14	\$35.42	1	A	552	0	0	\$680	\$504	135%
19780	Cle Elum Farm and Home	Commercial	1200	2300	2400	1560	1380	990	1310	1350	1250	460	100	100	1200	14400	\$49.08	2	A	1332	0	0	\$1,332	\$672	198%
19830	Hospitality Group, LLC	Commercial	2610	4340	5040	3390	2160	1660	1270	1370	1300	1290	1670	2880	2415	28980	\$63.17	3	A	2112	0	0	\$2,112	\$852	248%
19840	WASH Multifamily Laundry System	Laundromat/Car Washes	11080	11560	13150	9190	10130	9900	8750	8590	7580	8070	10710	13600	10193	122310	\$118.00	11	B	0	12240	0	\$12,240	\$1,548	791%
19890	Salon Estheva	Commercial	371	294	371	281	311	320	262	310	336	336	342	363	325	3897	\$39.33	1	B	0	1116	0	\$1,116	\$552	202%
19900	El Caporal Restaurant	Commercial	15600	17785	18437	17232	14541	10864	9097	9396	8495	9609	11339	14959	13113	157354	\$186.25	14	C	0	0	30672	\$30,672	\$2,424	1265%
19940	Locations, Locations, LLC	Commercial													0		\$14.42	1	A	552	0	0	\$680	\$240	283%
19960	Westview Villa, Building 4	Commercial	2221	2122	2744	1429	1514	1615	1300	1245	1283	1744	1694	1925	1736	20836	\$160.58	2	A	1440	0	0	\$1,440	\$2,100	69%
19990	Stewart Lodge Cle Elum, LLC	Commercial	8134	10580	14878	10933	10882	10173	17913	23954	22280	19384	16199	20854	15514	186164	\$214.83	16	B	0	17796	0	\$17,796	\$2,784	639%
20020	Beau's Pizza & Pasta	Commercial	3172	3664	4279	2846	3430	4071	3612	3279	3354	3512	3810	3622	3554	42651	\$251.58	4	C	0	0	8652	\$8,652	\$3,252	266%
20040	Cle Elum Farm And Home	Commercial		2	1		1	0	1		1			1	1	7	\$32.67	1	A	552	0	0	\$680	\$468	145%
20060	Cottage Cafe	Commercial	20290	26510	27530	17800	15750	15600	8030	9150	6860	7680	9090	18000	15191	182290	\$209.83	16	C	0	0	35172	\$35,172	\$2,724	1291%
20090	City of Cle Elum, Library	City Accounts	283	413	409	213	143		72	98	94	134	166	327	214	2352	\$32.08	1	A	600	0	0	\$680	\$456	149%
20092	City of Cle Elum, City Park Bathrooms	City Accounts	0	40	230	340	210					162	550	850	340	2382	\$32.08	1	A	624	0	0	\$680	\$456	149%
20095	City of Cle Elum, Fire Station #2	City Accounts	30	43	93	0	4		159	17	43	5	95	6	50	495	\$32.08	1	A	564	0	0	\$680	\$456	149%
20097	City of Cle Elum, City Hall	City Accounts	447	325	484	432	312		298	458	2673	4570	5780	4590	1852	20369	\$32.08	2	A	1452	0	0	\$1,452	\$456	318%
20098	City of Cle Elum, Firemans Park	City Accounts	175	738	150	251	5				3	23	93	69	167	1507	\$32.08	1	A	588	0	0	\$680	\$456	149%
20100	Full Moon Holding LLC	Commercial	1650	3670	3250	1750	1510	1630	1430	860	1420	1580	1820	1430	1833	22000	\$91.75	2	C	0	0	4356	\$4,356	\$1,224	356%
20120	Cle Elum Roslyn School District	Commercial	367	146	231	329	827	0	18201	311	280	357	371	433	1987	21853	\$56.42	2	S	0	0	0	\$3,708	\$768	483%
20160	Ellis, Darrel	Commercial	304	280	340	330	372	419	356	420	413	426	469	431	380	4560	\$40.08	1	A	624	0	0	\$680	\$564	121%
20170	Zacklift International	Commercial	529	516	667	482	556	564	1586	1175	644	502	494	623	695	8338	\$43.50	1	I	0	1116	0	\$1,116	\$612	182%
20180	Warrior's Quick Stop Espresso	Commercial	830	1057	1546	1036	1627	1831	3951	1210	1153	1019	1099	1630	1499	17989	\$52.92	2	A	1392	0	0	\$1,392	\$720	193%
20220	Kinney Skinner Building LLC	2 Business/2 Residence	720	810	1000	1180	1180		340	610	490	520	580	620	735	8090	\$157.92	4	A	2364	0	0	\$2,364	\$2,064	115%
20230	Warrior's Quick Stop Store	Commercial	15820	22690	30650	19410	21090	20820	17640	17000	14230	16280	16700	14240	18881	226570	\$252.67	19	B	0	21132	0	\$21,132	\$3,264	647%
20270	Sahara Pizza	1 Business/1 Residence					620	555	556	448	460	595	638	778	581	4650	\$57.75	1	C	0	0	1992	\$1,992	\$792	252%
20280	Westview Villa, Building 8	Commercial	1403	1593	1798	1271	1364	1792	1525	1430	1546	1765	1512	1551	1546	18550	\$88.33	2	A	1404	0	0	\$1,404	\$1,176	119%
20340	Seventh Day Adventist	Commercial	1076	1667	1897	1424	995	118	96	99	89	99	128	7766	1288	15454	\$50.25	2	B	0	2220	0	\$2,220	\$696	319%
20360	Windermere Real Estate	Commercial	567	695	762	506	990	581	902	676	535	631	1103	549	708	8497	\$43.75	1	A	684	0	0	\$684	\$612	112%
20370	Alpine Lodge, LLC	Commercial	29520	36560	45970	23320	23350	23170	24130	22560	20680	17540	22560	37790	27263	327150	\$349.33	28	B	0	31152	0	\$31,152	\$4,500	692%
20380	Pioneer Coffee Roasting	Commercial	5710	6800	8120	5800	6450	6470	5470	5210	5030	5680	6500	7670	6243	74910	\$212.33	7	B	0	7788	0	\$7,788	\$2,748	283%
20430	Sunset Cafe	Commercial	405	738	621	539	479	881	776	706	744	2284	949	801	827	9923	\$45.25	1	C	0	0	2136	\$2,136	\$624	342%
20440	DK Professional Consultants, Inc. *	Commercial													0		\$35.00	1	A	552	0	0	\$680	\$504	135%
20470	Dantzler Investments LLC	Commercial	168	177	185	175	177	219	137	168	133	156	149	157	167	2001	\$37.42	1	A	588	0	0	\$680	\$528	129%
20471	Dantzler Investments LLC	Commercial	101	91	154	116	102	147	149	69	88	99	211	218	129	1545	\$37.08	1	A	576	0	0	\$680	\$528	129%
20530	Upper Kittitas Co. District Courthouse	Commercial	290	309	368	285	309	285	211	260	210	289	282	332	286	3430	\$38.83	1	A	612	0	0	\$680	\$552	123%
21130	Northern Kittitas County Historical Soci	Commercial		6128											6128	6128	\$40.92	7	A	5028	0	0	\$5,028	\$576	873%
21140	Northern Kittitas County Historical Soci	Commercial	89	60	98	69	75	76	50	87	73	106	85	65	78	933	\$36.25	1	A	576	0	0	\$680	\$516	132%
21210	John L. Scott	Commercial	394	854	865	849	521	118	77	120	109	135	117	552	393	4711	\$40.17	1	A	624	0	0	\$680	\$564	121%
21260	Calvary Chapel Cle Elum	Commercial	987	1462	3080	1429	1501	337	213	102	104	93	92	1147	879	10547	\$45.67	1	B	0	1116	0	\$1,116	\$636	175%
21360	Cottage Car Wash	Laundromat/Car Washes	1441	1458	1946		2770	580	657	745		9406	8880	9980	3786	37863	\$61.25	4	B	0	4452	0	\$4,452	\$828	538%
21480	Delcomyn, Earl Matthew	Commercial		2264	2141	1746	1408	190	219	59	185	264	191	903	870	9570	\$41.75	1	A	720	0	0	\$720	\$588	122%
21970	Kittitas County Chamber	Commercial	124	1392	4537	75	98	82	38	59	49	43	69	51	551	6617	\$41.75	1	A	660	0	0	\$680	\$588	116%
22200	Garnet Ledge Investments L.P.	Commercial	1940	1930	2150	1520	1790	1880	1590	1940	1700	1750	1570	1820	1798	21580	\$56.25	2	A	1452	0	0	\$1,452	\$768	189%
22270	Brice, Paul	Commercial	45	43	66	229	1111	1260	1109	1123	1074	1173	1218	1316	814	9767	\$45.08	1	A	708	0	0	\$708	\$624	113%
22280	Sage Hill Investments LLC	Commercial	312	455	1110	1107	1474	557	354	393	325	421	442	2335	774	9285	\$44.58	1	B	0	1116	0	\$1,116	\$624	179%
22611	Cle Elum Roslyn School District																								

**DRAFT**

**CLE ELUM PUBLIC WORKS & COMMUNITY DEVELOPMENT  
COMMITTEE**

**MINUTES**

**MARCH 7, 2024**

**12:00 PM**

**119 W FIRST STREET  
CLE ELUM, WA 98922**

**1. Call to Order**

Ken Ratliff - Committee Member  
Audrey Malek - Committee Member  
Jered Weis - Committee Member  
Audrey Casassa - Utility Clerk  
Debbie Lee - Clerk  
Matthew Lundh - Mayor  
Rob Omans - City Administrator  
Ben Annen - HLA  
Dean Smith - HLA  
Aaron Barr - Public Works

**2. Unfinished Business**

**3. New Business**

**a. Elect a Chairperson - Public Works & Community Development Committee**

Jerred Weis nominated himself as chair.

Ken Ratliff nominated himself as chair.

Audrey Malek nominated Jerred Weis.

A vote was taken and 2 votes for Jerred Weis and 1 vote for Ken Ratliff.

Jerred Weis is the Chairperson of the Public Works & Community Development Committee.

Mayor Lundh stated that the Chairperson would work with the Clerk to set the agenda.

**b. Leak Forgiveness - Don Owens - Utility Clerk Audrey Casassa**

Discussion was had regarding the timeline as to when and how the owner was notified of a leak. The Committee inquired as to what the policy is for notifying customers of leaks. Audrey explained that she would give a leak list to Public Works. They place a door hanger

## Public Works & Community Development Committee Agenda March 7, 2024

119 W FIRST STREET  
CLE ELUM, WA 9922

and usually Audrey would follow up with a phone call.

The Committee felt that this fell within the parameters of the code for forgiveness. The water consumption and tax will be credited.

c. [Leak Forgiveness - Kayleen Gordon - Utility Billing Clerk](#)

This leak was in the crawl space. Discussion was had about how much the City would accept and how much the homeowner should accept. It was agreed to give 50% of the request due to the location of the leak. Ken Ratliff stated that hopefully all the insulation will be replaced when the fix is completed.

d. [Leak Forgiveness - Mary Lutz - Utility Clerk Audrey Casassa](#)

The Committee did not think that this leak forgiveness fit within the code. This leak forgiveness was not granted.

e. [Leak Forgiveness - Stanley Smith - Utility Clerk Audrey Casassa](#)

This house has been vacant for many years. There was discussion on how the water got turned on to begin with. The Committee had questions as to the procedure of water shut-offs. The Committee recommended the full request for relief for Stanley Smith.

f. [Leak Forgiveness - Steven Harper - Utility Clerk Audrey Casassa](#)

The Committee felt that this request was vague and that Utility Clerk Casassa will request more information.

g. [Construction Fill Station Concerns - Utility Clerk Audrey Casassa](#)

Utility Clerk Casassa explained that the water filling station can only have 100 customers and currently the City is at its capacity. This filling station is for construction use only and not for potable use. Utility Clerk Casassa stated that she noticed that more people are using water for potable water outside the city limits. It appears that there is a certain area on the map that indicates water is being used due to possible wells that are not producing water. Utility Clerk Casassa checked with other municipalities, and they only sell non-potable water to contractors who show proof of business and list their current job site that the water will be used for.

Discussion was had about revising the application and adding the above stipulations regarding contractor and uses. The Committee recommended sending out notifications to all current filling station code holders and giving them notice of the changes. This will be an annual review of who is allowed to use the filling station.

Discussion was also had about backflow devices and the Department of Health water system plan for the City of Cle Elum specifically states who can use City of Cle Elum water and for what reasons they are using the water. This is attached to our water rights. Wholesale for water sales outside the city limits causes concerns.

# Public Works & Community Development Committee Agenda

## March 7, 2024

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CLE ELUM, WA 9922

The Committee recommended this back to the Mayor and staff to review the code.

### h. Sewer Rate Study Recap & Next Steps - HLA

Ben Annen and Dean Smith from HLA informed the Committee that they were glad these discussions were starting back up again as this has been an ongoing topic for several years. The residential sewer rates subsidize the commercial and industrial accounts. This study would possibly cause a substantial increase in commercial and industrial users. Dean Smith of HLA stated that their recommendation is to use a tier system A, B and C types that the City of Yakima uses. The City of Yakima uses a pre-treatment program that can be done quarterly or monthly. Dean Smith explained that it takes a lot of resources to test, but the city is getting a portable sampler tester. HLA explained that this rate study is for the city system and pipes and that the regional sewer is a different topic.

Ken Ratliff had concerns about raising the rates in Cle Elum and not the other regional parties that also have sewer services within the City. Ben Annen of HLA explained that the regional sewer rates have been increased for the regional partners and the City has been progressive with this increase.

Committee member Jerred Weis stated that this is a better structure than what is currently in place.

Committee member Audrey Malek would like this brought to the Council, so this can move forward. Audrey Malek did ask if increases were made that they be done in the summer months so as not to affect businesses during the winter months when business could be possibly slower.

The recommendation is to submit this to the Council and move forward as there will need to be a Public Hearing, implementation, phasing and educating the commercial and industrial users to be better users of the sewer (waste) system.

### i. Tractor Replacement - Public Works Aaron Barr

Aaron Barr of Public Works stated that this new tractor will help with snow removal on sidewalks and Public Works also has a PTO mower attachment that can be used for the airport and other areas around Cle Elum. This smaller tractor will also help with how they do work at the cemetery.

The Committee supports this purchase and thinks that it will have many uses and help save time for Public Works and will recommend the purchase to the Council.

### j. Excavator Purchase - Public Works Aaron Barr

Aaron Barr of Public Works would like to upgrade the loader for the City. This would help immensely with cleaning up the alleys during the winter time, it would also help with snow removal, and be used for multiple water projects.

# Public Works & Community Development Committee Agenda

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Committee member Ken Ratliff likes that the City is in a position to purchase one.

Mayor Lundh would like the Council to look at all options for possible purchase or acquiring a loan to not tax all the funds. This cost can be shared between the different funds.

All Committee members were in favor of recommending moving forward with the purchase of a new loader for Public Works.

#### 4. Other Committee Comments

Aaron Barr of Public Works informed the Council that the hydraulic pump is going out in the Vac Truck for the second time. This will be covered under the warranty. Discussion was had about borrowing one from another city. Aaron Barr stated they don't usually loan out Vac Trucks.

#### 5. Adjourn

Meeting was adjourned by Committee Member Weis at 2:10 p.m.

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Jerred Weis, Chair

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Debbie Lee, Clerk