



TOWN OF NORTHFIELD  
 NEW EDU CLASSIFICATION SYSTEM  
 FY2019 SEWER RATES

	<b>USER CLASSIFICATION</b>	<b>UNIT OF MEASURE</b>	<b>EDU/ UNIT</b>	<b>RATE 7/1-6/30</b>
<b>1</b>	SINGLE FAMILY HOUSE	EACH HOUSE	1.00	\$641.00
<b>2</b>	MULTI-FAMILY HOME	EACH DWELLING	1.00	\$641.00
<b>3</b>	APARTMENT	EACH APT.	0.75	\$480.75
<b>4</b>	ROOM RENTAL (NON-APPARTMENT)	EACH ROOM	0.20	\$128.20
<b>5</b>	DORM	EACH ROOM	0.20	\$128.20
<b>6</b>	MOBILE HOMES/TRAILERS	EACH	1.00	\$641.00
<b>7A</b>	CHURCH PARSONAGE	EACH	1.00	\$641.00
<b>7B</b>	CHURCH SANCTUARY	PER SEAT	0.01	\$6.41
<b>8A</b>	SCHOOL (WITHOUT CAFETERIA, GYM OR SHOWERS)	PUPILS AND STAFF	0.15	\$96.15
<b>8B</b>	SCHOOL (WITH CAFETERIA, GYM AND SHOWERS)	PUPILS AND STAFF	0.20	\$128.20
<b>8C</b>	SCHOOL (WITH CAFETERIA, GYM BUT NO SHOWERS)	PUPILS AND STAFF	0.175	\$112.18
<b>9A</b>	OFFICE/BUSINESS (UP TO 6 EMPLOYEES)	EACH OFFICE	1.00	\$641.00
<b>9B</b>	OFFICE/BUSINESS (EACH ADDITIONAL EMPLOYEE)	EACH EMPLOYEE	0.15	\$96.15
<b>10</b>	LIBRARY	EACH	1.00	\$641.00
<b>11</b>	SOCIAL SERVICE CLUB	PER 30 SEATS	1.00	\$641.00
<b>12</b>	COMMERCIAL SWIMMING POOL	EACH	3.00	\$1923.00
<b>13A</b>	STORE/RETAIL (UP TO 2000FT <sup>2</sup> )	EACH	1.00	\$641.00
<b>13B</b>	STORE/RETAIL (>2000FT <sup>2</sup> )	TOTAL FT <sup>2</sup> DIVIDED BY 2000FT <sup>2</sup>	1.00	\$641.00
<b>13C</b>	STORE/RETAIL W/ MEAT DEPT.	PER 1000FT <sup>2</sup>	0.55	\$352.55
<b>14</b>	BOWLING ALLEY	ALLEY(LANE)	0.40	\$256.40
<b>15</b>	LAUNDROMAT	EACH WASHER	1.25	\$801.25
<b>16</b>	BARBER/BEAUTY SHOP	EACH CHAIR	0.55	\$352.55
<b>17</b>	ASSEMBLY HALL	EACH SEAT	0.01	\$6.41
<b>18</b>	RESTAURANT/BUSINESS SERVING FOOD OR DRINK	EACH SEAT (MIN OF 15)	0.06	\$38.46
<b>19A</b>	AUTO SERVICE STATION (UP TO 2 PUMPS/4 NOZZELS)	EACH	1.50	\$961.50
<b>19B</b>	AUTO SERVICE STATION EACH ADDITIONAL PUMP	EACH PUMP	0.75	\$480.75
<b>19C</b>	AUTO REPAIR SHOP/GARAGE	EACH BAY	1.00	\$641.00
<b>20</b>	BREWERY CLEAN UP	EACH	0.20	\$128.20

<b>21</b>	DENTAL/MEDICAL OFFICE	EACH EXAMINING ROOM	0.55	\$352.55
<b>22</b>	DAYCARE	PER CHILD	0.125	\$80.13
<b>23</b>	BUS/CAR WASH (DAILY DESIGN DISCHARGE)	PER GALLON	0.01	\$6.41
<b>24</b>	FUNERAL HOME	EACH	2.00	\$1282.00
<b>25A</b>	GYM (WITH SHOWERS AND TOILETS)	UP TO 15 PATRONS	1.00	\$641.00
<b>25B</b>	GYM (WITHOUT SHOWERS)	UP TO 20 PATRONS	1.00	\$641.00
<b>26</b>	POST OFFICE	EACH	1.00	\$641.00
<b>27</b>	FIREHOUSE	EACH	1.50	\$961.50
<b>28</b>	NURSING HOME/HOSPITAL	PER BED	0.50	\$320.50
<b>29</b>	OUTDOOR PICNIC AREA	EACH	1.00	\$641.00
<b>30</b>	MOVIE THEATER/DRIVE-IN	PER 75 SEATS/SPOTS	1.00	\$641.00
	<b>MINIMUM ADJUSTMENT</b>			<b>\$641.00</b>

- 1) Each parcel to be assessed a minimum of **1.00 EDU or \$641.00**. A maximum of \$8,000 to be assessed for the year. Sewer rents are due and payable in two equal instalments; one-half January 2020 and one-half June 2020.

**\*\*NOTE:** After the initiation of the rate system for FY19, rents will be due one-half on September and one-half on March for every fiscal year thereafter.

- 2) When possible, properties are assessed their EDUs and unit of measure based on property tax information provided by the Assessor's Office.
- 3) For properties (classifications) not previously listed, the Sewer Commission or other Authorized Designee, will determine EDU's based on consideration of these existing categories on a case-by-case basis.
- 4) A property previously assigned a category can, at any time by the Sewer Commission or other Authorized Designee, have its category and/or unit of measure re-calculated based on new or updated information.

Date Approved by Sewer Commission: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## New EDU Sewer Rate Research and Citations

Christopher Buckley, P.E., BCEE of Baxter and Woodman, Inc., states that there are many different rate and rate structure trends, where (flat) rates are: simple, easy to understand and manage; typical for small, mostly residential communities; and common for sewer departments. (Baxter & Woodman, Inc, 2014)

EPA states that if the volume and strength of all users' discharges are about equal, user charges may be based on equivalent dwelling units. Flow from small commercial and industrial users can be based on number of employees, fixture units, or another factor that equates strength of waste from non-residential users. (EPA, 1993)

The Town of Wilmington, VT currently uses a flat rate EDU system for their Sewer Users. The Town has a population and geography similar to that of Northfield, with mostly residential and small business use. In comparison to the current EDU rate categories, the Town of Wilmington utilizes a nearly identical EDU rate structure equaling \$466.00/year, with 1.0EDU for single family homes, and 0.75 EDU for apartments. (Lazelle, 2019)

In comparison to the current EDU rate categories in other parts of the country, National City, California utilizes a similar EDU rate equaling \$35.23/month or \$422.76/year, with 1.0 EDU for single family homes, 0.78 EDU for multi-family/condos, and 0.61 EDU for mobile homes. (NV5, 2017)

### References

Baxter & Woodman, Inc. (2014, June). *Overview of Water and Sewer Rate Studies*. Retrieved from Baxter Woodman: <http://www.baxterwoodman.com/blog/wp-content/uploads/2014/06/Water-and-Sewer-Rate-Studies-Overview.pdf>

EPA. (1993, September). *Evaluating Municipal Wastewater User Charge Systems*. Retrieved from EPA.gov: <https://nepis.epa.gov/Exe/ZyPDF.cgi/P1002ODV.PDF?Dockey=P1002ODV.PDF>

Lazelle, J. (2019, August). Chief Operator. (C. Little, Interviewer)

NV5. (2017, September). *City of National City Sewer Rate Study*. Retrieved from National City California: <https://www.nationalcityca.gov/home/showdocument?id=15427>