



White Salmon CityLab Board Meeting

A G E N D A

April 21, 2025 – 6:00 PM

119 NE Church Ave

Meeting ID: 816 9643 2814

Call In: 1 253 215 8782 US (Tacoma)

Zoom Link: <https://us02web.zoom.us/j/81696432814>

Call to Order

Discussion and Action Items

1. Emissions Reduction Plan Update
- [2.](#) WSMC Fee Changes - Review Updated Documents
3. ADU Water/Wastewater Rates
4. Committee Handoff

Adjournment

File Attachments for Item:

2. WSMC Fee Changes - Review Updated Documents

Chapter 13.16 WATER AND SEWER RATES AND CHARGES¹

Sections:

13.16.005 New water connections—Residences.

One hookup per dwelling unit is required.

(Ord. 1997-1-643 § 1(part), 1997: Ord. 1996-10-638 § 1(part), 1996)

13.16.010 New water connections—Hookup deadline after approval and related matters.

- A. Impact fees for water hookups must be paid in full within thirty days of the date of approval, or the approval is void.
- B. It is the applicant's responsibility to procure easements, franchises or permits from the city, county or other entity as necessary to connect the city's facilities to the service location.
- C. All required easements and permits shall be obtained and all hookup charges paid in full prior to request for physical hookup.

(Ord. 2001-12-722 § 1, 2001: Ord. 1997-1-643 § 1(part), 1997: Ord. 1996-10-638 § 1 (part), 1996)

(Ord. No. 2011-07-871, § 2, 7-20-2011)

13.16.015 Requirements for new water connections outside of the city.

Prior to approval of any hookup application for real property located outside of the city of White Salmon, the owner of the real property shall agree, in writing, to appoint the mayor of the city of White Salmon and any future mayor as the property owner's attorney-in-fact for purposes of filing a petition to initiate annexation of the owner's real property to the city. The agreement shall:

- 1. Be in the form required by the city;
- 2. Be signed in the presence of a notary;
- 3. Be recorded with the Klickitat County auditor at the property owner's expense.
- 4. Be binding upon the heirs, successors and assigns of the owner of the real property benefited from the water hookup approval; and
- 5. Include the full legal description of the real property benefited from the water hookup.

(Ord. 1999-2-679 § 2, 1999)

¹ Prior ordinance history: Ords. 22, 264, 1979-10-334, 1979-11-335, 1983-8405, 1984-10-423, 1984-29-442, 1984-32-445, 1984-35-448, 1986-7-475, 1988-7-506, 1989-9-521, 1990-3-528, 1990-5-261, 1990-9-264, 1991-3-279, 1992-1-536, 1992-7-544, 1993-12-574, 1994-2-576, 1994-12-592 and 1995-1-536.

13.16.018 Water lines claim free.

All water lines and water line extensions shall be fully paid for and claim free prior to any usage or provision of city water through such water lines. This section does not prohibit use of water lines for functionality testing by the city or its agents or as required by applicable laws and regulations.

(Ord. 2007-7-803 § 1, 2007)

13.16.019 Wastewater lines claim free.

All wastewater lines and wastewater line extensions shall be fully paid for and claim free prior to any usage of such sewer lines. This section does not prohibit use of wastewater lines for functionality testing by the city or its agents or as required by applicable laws and regulations.

(Ord. 2007-7-803 § 2, 2007)

13.16.020 Hookup charges.

- A. The charges for hooking up to the city's water system include the impact fee, connection fee and installation costs.
- B. Impact Fees Based Upon Meter Size.

Meter Size	In City	Outside City
¾ inch	\$ 5,287.00	\$ 7,464.00
1 inch	7,705.00	9,883.00
1½ inch	14,615.00	16,792.00
2 inches	24,289.00	26,466.00
3 inches	51,927.00	54,105.00
4 inches	91,166.00	93,888.00
6 inches	202,265.00	205,531.00

- C. Connection Fees. The city will facilitate the water tap if needed and supply, install and connect the water meter valves and service piping not to exceed a distance of thirty feet from the line connection to the meter. The connection fees for this work are actual cost plus 17%.
- D. Installation Costs. It shall be the responsibility of the applicant or owner to accomplish all excavation, bedding, backfill, pavement repair and restoration as may be required to make connection from the city's facilities to the service location in accordance with applicable city, county and state requirements. Each applicant or owner may elect to accomplish the necessary work by private contract or by city forces. The minimum fee for installation work by city forces shall be two hundred fifty dollars inside city limits, and three hundred fifty dollars outside city limits. Charges for additional work such as rock blasting will be billed at actual cost for labor, equipment and materials, plus for work performed by city forces.
- E. Miscellaneous Fees. Charges for work such as relocation or up-size of existing water meters or service, repair of meter or service damaged by others, or installation of additional meters for existing customers shall be billed at actual cost for labor, equipment and materials, plus 17% percent.

F. Waiver of Impact Fees. The city council may waive all or a part of an impact fee under the following circumstances:

1. The applicant is a local government;
2. The proposed use will serve the public interest; and
3. Residents of the city of White Salmon will benefit from the proposed use.

(Ord. No. 2009-07-837, § 1, 7-1-2009)

Editor's note(s)—Ord. No. 2009-07-837, § 1, adopted July 1, 2009, repealed § 13.16.020 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, § 13.16.020 pertained to similar subject matter. See Ordinance List and Disposition Table for derivation.

13.16.025 Monthly water fees.

The following monthly water fees apply to water users as listed below. As it is used herein the term "water users" shall mean anyone having paid a connection fee, regardless of whether water is being used. All charges follow the meter regardless of who owns the property being served. Billing for new customers shall begin the month following payment of the connection fee.

A. Residential Monthly Fees.

Basic Rate:

Residential	2023	2024	2025	2026	2027	WRAF* Surcharge
Inside	49.13	53.06	57.30	61.88	66.84	\$6.25
Outside	72.30	78.09	84.33	91.08	98.37	\$6.25

*Water Rights Acquisition Fund.

Water use:

In addition to the Basic Rate, water users will be charged for water use per one thousand gallons or part thereof according to the following schedule:

Residential	2023	2024	2025	2026	2027	
1 st Tier Block 1—5,000 gallons	1.31	1.41	1.53	1.65	1.78	
2 nd Tier Block 5,001—15,000 gallons	3.31	3.58	3.86	4.17	4.50	
3 rd Tier Block 15,001 + gallons	8.36	9.03	9.75	10.53	11.37	

B. Commercial and Irrigation Water Users.

Basic Rate (according to meter size):

Customer Class	2023	2024	2025	2026	2027	WRAF* Surcharge
5/8-inch Inside	49.13	53.06	57.30	61.88	66.84	\$6.25
5/8-inch Outside	72.30	78.09	84.33	91.08	98.37	\$6.25
1-inch Inside	93.16	100.61	108.66	117.35	126.74	\$7.50
1-inch Outside	134.43	145.19	156.80	169.34	182.89	\$7.50
1.5-inch Inside	221.28	238.98	258.10	278.74	301.04	\$7.50
1.5-inch Outside	314.00	339.11	366.24	395.54	427.19	\$7.50
2-inch Inside	400.97	433.05	467.69	505.11	545.52	\$8.00
2-inch Outside	565.75	611.01	659.89	712.68	769.70	\$8.00
4-inch Inside	1606.63	1735.16	1873.97	2023.89	2185.80	\$30.00
4-inch Outside	2266.96	2448.31	2644.18	2855.71	3084.17	\$30.00

*Water Rights Acquisition Fund.

Water use:

In addition to the Basic Rate, water users will be charged for water use per one thousand gallons or part thereof according to the following schedule:

Meter Size	Tier Block	2023	2024	2025	2026	2027
5/8—3/4 inch	0—5,000 gallons	1.31	1.41	1.53	1.65	1.78
5/8—3/4 inch	5,001—15,000 gallons	3.31	3.58	3.86	4.17	4.50
5/8—3/4 inch	15,001+ gallons	8.36	9.03	9.75	10.53	11.37
1 inch	0—10,000 gallons	1.31	1.41	1.53	1.65	1.78
1 inch	10,001—25,000 gallons	3.31	3.58	3.86	4.17	4.50
1 inch	25,001+ gallons	8.36	9.03	9.75	10.53	11.37
1.5 inch	0—12,000 gallons	1.31	1.41	1.53	1.65	1.78
1.5 inch	12,001—40,000 gallons	3.31	3.58	3.86	4.17	4.50
1.5 inch	40,001+ gallons	8.36	9.03	9.75	10.53	11.37

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(Supp. No. 28)

2 inch	0—40,000 gallons	1.31	1.41	1.53	1.65	1.78
2 inch	40,001—100,000 gallons	3.31	3.58	3.86	4.17	4.50
2 inch	100,001+ gallons	8.36	9.03	9.75	10.53	11.37
3 inch	0—48,000 gallons	1.31	1.41	1.53	1.65	1.78
3 inch	48,001—160,000 gallons	3.31	3.58	3.86	4.17	4.50
3 inch	160,001+ gallons	8.36	9.03	9.75	10.53	11.37
4 inch	0—85,000 gallons	1.31	1.41	1.53	1.65	1.78
4 inch	85,001—280,000 gallons	3.31	3.58	3.86	4.17	4.50
4 inch	280,001+ gallons	8.36	9.03	9.75	10.53	11.37
6 inch	0—192,000 gallons	1.31	1.41	1.53	1.65	1.78
6 inch	192,001—640,000 gallons	3.31	3.58	3.86	4.17	4.50
6 inch	640,001+ gallons	8.36	9.03	9.75	10.53	11.37

- C. Private Fire Service. All customers connected to a water line for private fire services will be charged the monthly Commercial Basic Rate in addition to regular commercial use rates.

Customer Class	2023	2024	2025	2026	2027
4-inch Inside	18.95	20.47	22.11	23.88	25.79
4-inch Outside	27.90	30.13	32.54	35.14	37.95

- D. All rates shall be subject to an automatic annual rate of five percent, beginning January 1, 2028, unless modified by city council prior to the adjustment date.
- E. Residential properties with more than one residential unit (e.g. apartments, multi-plexes, homes with accessory dwelling units) will be charged the applicable monthly residential basic rate times the number of residential units.
- F. Combination residential/commercial users shall be charged at the following rate, whichever is greater:

1. The monthly residential basic rate based on location (inside or outside city) and classification (apartments and multi-plexes), times the number of residential units, plus water usage charges applicable to residential users, or
2. The monthly commercial and irrigation water user basic based upon the location (inside or outside city) and meter size, plus water usage charges applicable to commercial or irrigation water users.

G. Miscellaneous Services Charges.

Charge Description	In City	Outside City
Service Call Fee	\$40.00*	\$56.00*
Shut-off for Non-payment	\$40.00*	\$46.00*
New Account Fee	\$25.00	\$33.00
Late Charge—Delinquent Fee	\$10.00	\$10.00

*After Working Hours additional \$100.00.

No later charge or delinquent fee shall be charged against any municipal corporation or political subdivision of the state.

- H. Date of Imposition of Monthly Fee. Monthly water fees shall be charged from the date of meter installation and shall continue until the meter is removed.
- I. Credit for monthly water fees for irrigation users during period of low water usage.
1. The clerk-treasurer may grant an irrigation water user a credit against future monthly water fees if the irrigation user affirmatively established each of the following conditions to the satisfaction of the clerk-treasurer:
 - a. During any period of at least three months but not more than six months, the average monthly water use per irrigation meter was less than one thousand gallons; and
 - b. The application for credit is submitted to the clerk-treasurer within thirty days after the first month of the period for which the credit is requested.
 2. The credit shall be the difference between the applicable monthly water fee and the lowest monthly water fee for irrigation users then in effect, based upon the user's location (in city or outside city).
 3. Nothing in this section shall be interpreted to require any refund of monthly water fees by the city to any water user.
 4. No credit shall be granted unless monthly water fees for the period claimed have been paid on or before the date due.
 5. Credits authorized under this section shall apply only to irrigation water used after November 1, 1996.
 6. Only one credit per period of not more than six months shall be granted per irrigation water user per year.
 7. Prior to processing a request for credit under this section, the clerk-treasurer shall collect an administrative fee of ten dollars per application for credit.

(Ord. 2008-2-812 § 1, 2008: Ord. 2007-7-801 § 1(part), 2007; Ord. 2001-12-722 § 3, 2001: Ord. 2000-12-705 § 2(part), 2000: Ord. 2000-4-699 § 1, 2000: Ord. 2000-2-694 § 1, 2000: Ord. 1999-12-692 § 2, 1999: Ord. 1997-12-657 § 1, 1997; Ord. 1997-1-643 § 1(part), 1997: Ord. 1996-10-638 § 1(part), 1996)

(Ord. No. 2011-02-863, § 1, 2-2-2011; Ord. No. 2011-02-865, § 1, 2-16-2011; Ord. No. 2012-12-911, § 1, 12-19-2012; Ord. No. 2013-12-931, § 2, 12-4-2013; Ord. No. 2015-02-962, § 1, 2-18-2015; Ord. No. 2015-05-970, § 1, 5-20-2015; Ord. No. 2017-12-1016, § 1, 12-20-2017; Ord. No. 2018-03-1022, § 1, 3-21-2018; Ord. No. 2018-12-1034, § 1, 12-19-2018; Ord. No. 2021-12-1088, § 1, 12-1-2021; Ord. No. 2022-12-1115, § 1, 12-7-2022)

13.16.030. Reserved.

Editor's note(s)—Ord. No. 2013-12-931, § 1, adopted Dec. 4, 2013, repealed § 13.16.030, in its entirety. Former § 13.16.030, pertained to "Monthly water usage schedule for water usage of all types and locations." See Ordinance List and Disposition Table and Code Comparative Table and Disposition List for derivation.

13.16.035 Water rates—Special classes of users.

- A. Rates and charges for special classes of water users, such as but not limited to hospital districts, school districts and public buildings, shall be as agreed upon between the council and each of such user.
- B. Customers with large swimming pools in excess of 120,000 gallons who provide access to city emergency vehicles, and who provide access to the swimming pool to city emergency vehicles to withdraw water in the event of a fire emergency, shall be the city's cost of production for water for the separately metered swimming pool service. (Ord. 1997-1-643 § 1(part), 1997: Ord. 1996-10-638 § 1(part), 1996)

(Ord. No. 2011-02-865, § 3, 2-16-2011)

13.16.040 Water rates—Unmetered users.

Rates and charges for users who do not receive water through meters, except for those users mentioned in Section 13.16.035 who have special contracts, shall be as agreed upon between the council and each user.

(Ord. 1997-1-643 § 1(part), 1997: Ord. 1996-10-638 § 1(part), 1996)

13.16.045 Water rates—Billing.

The clerk-treasurer is authorized and directed to make water billings to consumers as set forth in this chapter on a monthly basis.

(Ord. 2008-4-817 § 1, 2008)

13.16.048. Leak adjustments.

Installation and maintenance of water service lines from the meter to the building or premises of private property is the responsibility of the private landowner, as well as any water lost due to leaks or breakage.

In the event of a leak or failure in the service pipe, the owner may be entitled to a one-time adjustment on their bill. To be considered eligible for a one-time leak or failure adjustment the following conditions must be met:

- A. The landowner must report the leak or failure discovery to the city within seventy-two hours; and

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- B. Provide photos of leak or failure, piping or device being repaired and repair of leak or failure accompanied by receipt for labor and/or repair materials within five days of discovery.
 - C. Maintainable fixtures such as toilets, sinks, showers, sprinkler systems, above ground plumbing and other similar plumbing as determined by the city are not eligible for the leak forgiveness program.
 - D. Failure by the owner or their tenant to preform general maintenance and to make reasonable efforts, as determined by the city, to prevent damage from occurring shall result in being ineligible for the leak forgiveness program.
 - E. Depending on the age, condition or type of plumbing being repaired; the city reserves the right to require the replacement of plumbing to be considered eligible for the leak forgiveness program.
 - F. Irrigation water meters accounts are not eligible for the leak forgiveness program.

After these conditions have been met the owner may apply to the city for an adjustment of the metered excess charges. All applications for adjustments will be submitted and reviewed by the city clerk/treasurer. The adjusted rate for the period in which the leak was detected shall be equal to one-half of the difference between the bill to be adjusted and the metered water charges of the same period from the previous year as the month the leak was detected. This amount must be greater than or equal to one hundred dollars in order to be eligible for the adjustment.

Excess sewer charges due to water line leaks shall be adjusted accordingly. All leak adjustments must be approved by the city clerk/treasurer prior to credit on account. Unless otherwise stated in the chapter, each water account shall be entitled to the benefits of this section not more than once per property owner on any meter or subsequent meter for the same location. The maximum amount of the water forgiveness shall not exceed five hundred dollars without council approval.

(Ord. No. 2017-06-1011, § 1, 6-14-2017)

13.16.050 Sewer connection—Charge.

The sewer connection charge shall be the sum of two thousand dollars or such other amount as made from time to time may be set by resolution of the city council. The sewer connection charge includes inspection fees and shall be paid prior to connection to the sewer system.

- A. One thousand five hundred dollars of the connection charge shall be placed in a capital improvement fund.
- B. Connections to the sewer system shall be made within six months of the time the permit to connect is issued. If connection to the sewer system is not made within six months, the permit shall be void and the sewer connection fee shall be forfeited to the city except that one six-month extension may be granted by the city council due to circumstances judged to be beyond the applicant's control. Upon approval of the extension, the applicant must have passed at least one building inspection prior to the end of the six-month extension period. If a building inspection has not been passed during the extension period then the application shall be void and any fees paid forfeited to the city.

(Ord. 1997-1-643 § 1(part), 1997: Ord. 1996-10-638 § 1(part), 1996)

13.16.055 Sewer rates—Schedule.

- A. The following sewer rate schedule shall apply to sewer users. As it is used herein the term "sewer users" shall mean anyone having paid a connection fee, regardless of whether sewage is being collected. All charges

follow the property. Billing for new customers shall begin the month following payment of the connection fee.

Customer Class	2023	2024	2025	2026	2027
Residential - Inside	57.91	60.80	63.84	67.04	70.39
Residential - Outside	63.64	66.82	70.16	73.67	77.36
Commercial - Inside, Low Strength	65.10	68.36	71.77	75.36	79.13
Commercial - Inside, Low Strength, Volume, per 8,500 gallons over first 8,500 gallons	35.70	37.49	39.36	41.33	43.39
Commercial - Outside, Low Strength	71.61	75.19	78.95	82.90	87.04
Commercial - Outside, Low Strength, Volume, per 8,500 gallons over first 8,500 gallons	39.27	41.23	43.30	45.46	47.73
Commercial - Inside, Medium Strength	66.15	69.46	72.93	76.58	80.41
Commercial - Inside, Medium Strength, Volume, per 8,500 gallons over first 8,500 gallons	37.54	39.41	41.39	43.45	45.63
Commercial - Outside, Medium Strength	72.77	76.40	80.22	84.23	88.45
Commercial - Outside, Medium Strength, Volume, per 8,500 gallons over first 8,500 gallons	41.29	43.35	45.52	47.79	50.18
Commercial - Inside, High Strength	67.20	70.56	74.09	77.79	81.68
Commercial - Inside, High Strength, Volume, per 8,500 gallons over first 8,500 gallons	40.95	43.00	45.15	47.40	49.77

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Commercial - Outside, High Strength	73.92	77.62	81.50	85.57	89.85
Commercial - Outside, High Strength, Volume, per 8,500 gallons over first 8,500 gallons	45.05	47.30	49.66	52.15	54.75

Low Strength Ranges: BOD ₅ 100 - 250 mg/L, TSS 100 - 250 mg/L, FOG 0 - 75 mg/L , pH 5.5 - 9 standard units and temperature that does not exceed 100 degrees Fahrenheit;

Medium Strength Ranges: BOD ₅ 250 mg/L - 350 mg/L, TSS 250 - 350 mg/L, FOG 75 - 100 mg/L;

High Strength Ranges are herein defined as having strength of wastewater that is lower or exceeds the minimum/maximum ranges established in medium strength ranges.

(Note: All wastewater uses are subject to other applicable conditions establish by WSMC 13.12 as determined by the Public Works Director.)

Implementation of Strength Classifications. The following types of business activities shall be assigned Standard Industry Code ("SIC") classifications as indicated below:

Activity	Classification
Residential	SIC Low Strength
Hotel/motel without restaurant	SIC Low Strength
Hotel/motel with restaurant	SIC Medium Strength
Bed & breakfast	SIC Low Strength
Apartments	SIC Low Strength
Breweries	SIC High Strength
Brew pub	SIC Medium/High Strength
Restaurants/taverns full service	SIC Medium Strength
Fast food	SIC Medium/High Strength
Prepackaged servers	SIC Low/Medium Strength
Laundries	SIC Low/High Strength
Automotive repair	SIC Low Strength
Supermarkets with deli, bakery, etc.	SIC Medium/High Strength
Supermarkets without deli, bakery, etc.	SIC Medium Strength
Bakery	SIC Medium Strength
Convenience stores	SIC Low/Medium Strength
Canneries (food processors)	SIC High Strength
Convalescent homes	SIC Low Strength
Hospital	SIC Medium Strength
Doctor Office	SIC Low Strength
Office Buildings	SIC Low Strength

Each commercial and industrial account shall be assigned to a SIC by the Public Works Director based on a review of the wastewater discharges from each account. Classifications not address above shall be evaluated on an

individual basis. The SIC shall be assigned to commercial and industrial accounts by February 1, 2019. From January 1, 2018 through January 31, 2019 all commercial and industrial accounts will be billed at the appropriate "Low Strength" rate.

School accounts (alternative school, elementary school, and high school/middle school) will be charged \$1 per registered student per month for sewer services or if the above Commercial - Low Strength base rate is higher than the \$1 charge per students the base rate for Commercial - Low Strength shall be used. The number of registered students per building(s)/account will be determined by the number of students registered January 1 of each year.

Residential properties with more than one residential unit (e.g. apartments, multi-plexes, accessory dwelling units) per meter will be charged the applicable base rate times the number of residential units.

Combination residential/commercial users shall be charged at the following rate, whichever is higher:

1. The monthly residential rate, based on the location (inside or outside city), times the number of residential units; or
 2. The monthly Commercial Low Strength rate, based on location (inside or outside city) plus volume rates.
- B. Alternate approach to determination of rates. When the Public Works Director deems necessary, or when any sewer customer believes they have been assigned a Standard Industrial Code classification which is not appropriate, the sewer rate may be determined as follows and the customer shall pay the city a monthly fee based upon the actual use of the city wastewater treatment facility as measured by parameters which shall be determined in accordance with the following procedures:
1. Metering. The wastewater flow into the sewerage system will be metered at the point where the facility discharges wastewater into the city system. The cost of installation and maintenance of the meter shall be paid by the customer. The flow metering installation at the facility shall be calibrated quarterly and equipped with a totalizer. Daily maintenance by the facility shall include, at a minimum, a check of the primary element of the flow meter for obstructions and a visual check of all other elements of the installation for normal operation. A daily log shall be kept by the facility of all maintenance operations performed and any abnormalities observed shall be noted. The totalizer reading shall also be recorded daily in the log. At the end of each month, the average daily flow during the month shall be determined by using all the valid data collected during the month (total flow divided by days of operation).
 2. BOD and Suspended Solids. The monitoring facility shall be equipped with an automatic liquid sampling device which shall be integrated with the flow-metering installation in such a manner that wastewater samples can be collected on a flow-weighted basis and stored. A composite sample shall be prepared weekly, as directed by the city, from all samples collected during a uniform twenty-four-hour period. The BOD and TSS of each sample shall be determined and recorded in the log. At the end of each month, the average BOD and TSS during the month shall be determined by using all the valid data collected during the month. After a period of one year, the city may reduce the frequency of monitoring (provided there are no other constraints such as a Department of Ecology permit precluding less frequent monitoring).
 3. Records. The facility shall maintain records of all information resulting from any monitoring activities. Such records for all samples shall include:
 - a. The date, exact place, method and time of sampling;
 - b. The names of persons taking the sample;
 - c. The date the analysis was done;
 - d. The names of persons doing the analysis;

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- e. The analytical techniques used;
 - f. The results of the analysis.
4. Calculation of Maintenance and Operation Expenses. The data collected shall be used by the city to calculate the share of the total maintenance and operation expenses which shall be charged to the facility. The method of calculation of maintenance and operation expenses to be charged shall be as follows:
- a. Operations and maintenance charge to the facility during billing period = cost factor x monthly city treatment facility operations and maintenance cost.
 - b. Cost factor = $(V_f/V_c)(0.2 + 0.4 \text{ BOD}_f/\text{BOD}_c + 0.4 \text{ TSS}_f/\text{TSS}_c)$ where:
 V_f = Average daily wastewater flow (in gallons) from the facility during billing period.
 V_c = Average daily wastewater flow for the City of White Salmon wastewater treatment facility plant during billing period (gallons).
 BOD_f = Average daily five-day BOD concentration of wastewater from the facility during billing period.
 BOD_c = Average daily five-day BOD concentration of total plant wastewater during billing period.
 TSS_f = Average daily TSS concentration of wastewater from the facility during billing period.
 TSS_c = Average daily TSS concentration of wastewater of total plant during billing period.
5. Lab Testing. One set of BOD, FOG (fat, oil and grease), TSS (total suspended solids), VSS (volatile suspended solids) and pH tests will be required on a composite sample collected by the sewer customer on a weekly basis, or other tests and/or testing intervals as determined by the public works director, while the facility discharges to the city sewer system. Fees for the required tests shall be paid by the facility. The facility shall have all testing done by a lab that is certified by the Washington State Department of Ecology to perform the required analysis.
6. Operation. The city shall have free access to the facility and the records of operation and maintenance. The records of operation and maintenance shall be kept at the facility and shall be made available to the city during any site visit by the city. The city shall have access to the facility at reasonable hours without prior notice.
- C. All basic rates shall be subject to an automatic annual rate increase of three percent, beginning January 1, 2023, unless modified by city council prior to the adjustment date.
- D. The foregoing sewer rates based upon water usage do not include irrigation water, provided that irrigation water is separately metered.
- Ord. 2008-2-812 § 2, 2008; Ord. 2007-7-801 § 1(part), 2007; Ord. 2000-12-705 § 3, 2000; Ord. 2000-4-699 § 3, 2000; Ord. 1999-12-692 § 3, 1999; Ord. 1997-12-657 § 2, 1997; Ord. 1997-1-643 § 1(part), 1997; Ord. 1996-10-638 § 1(part), 1996)
- (Ord. No. 2013-12-931, § 3, 12-4-2013; Ord. No. 2015-02-962, § 2, 2-18-2015; Ord. No. 2017-05-1008, § 1, 5-17-2017; Ord. No. 2017-12-1017, § 1, 12-20-2017; Ord. No. 2018-12-1032, § 1, 12-19-2018; Ord. No. 2022-12-1116, § 1, 12-7-2022)

13.16.060 Sewer rates—Billing.

The clerk-treasurer is authorized and directed to make sewer billings to consumers set forth in this chapter on a monthly basis.

(Ord. 2008-4-817 § 2, 2008: Ord. 1997-1-643 § 1(part), 1997: Ord. 1996-10-638 § 1(part), 1996)

13.16.065 Billing procedure generally—Payment date.

- A. The billings for all services provided for in this chapter shall be the responsibility of the owner of the property served. The billings shall be mailed to the owner's address, as used by the treasurer's office of Klickitat County for the mailing of real property tax notices or such other address as provided by the property owner to the city.
- B. Monthly billings include the base rates for the forthcoming month plus any past month's charges in excess of the base rates. All charges for services provided for in this chapter shall be due and payable by the twentieth of the month following the billing period. If the twentieth of the month falls on a weekend or holiday, payment shall be due on the next business day. If not so paid, it shall be considered delinquent.
- C. The city, upon written request of a property owner, will send a duplicate monthly bill to a tenant. New accounts will not be created for each tenant. The account will remain in the property owner's name.
- D. The city, upon request of a property owner and for a fee of fifty dollars will read the meter when a tenant moves out and prepare a spreadsheet showing prorated costs based on the moveout date. Separate bills will not be created for old and new tenants.

(Ord. 2008-4-817 § 3(part), 2008)

(Ord. No. 2014-08-942, § 2, 8-6-2014; Ord. No. 2015-12-978, § 1, 12-2-2015; Ord. No. 2018-12-1033, § 1, 12-19-2018)

13.16.070 Charges deemed lien on premises when.

- A. All charges for water and sewerage service, for connections therefor, and all charges for turning water on after the same has been cut off as provided in this chapter, shall be a lien on the property upon which such connection is made or water delivered or sewerage service rendered, respectively, superior to all other liens or encumbrances except those for general taxes and special assessments.
- B. Enforcement of such lien or liens shall be in the manner provided by law for the enforcement of the same, and for delinquent water and sewerage service charges.

(Ord. 1997-1-643 § 1(part), 1997: Ord. 1996-10-638 § 1(part), 1996)

13.16.075 Enforcement of charges—Service cutoff.

- A. Obligation to Pay. Each person shall pay the city utility charges owed when due. The charges for utilities [sewer and water] shall accrue and be billed monthly. Utility bills shall be mailed to the property owner's most current address or known address the second to last business day of the month. Utility payments are applied in a priority fashion, first to payment of wastewater [sewer] charges and second to water charges.
- B. Content of Bill Notice. The utility bill shall contain the following: Notify the customer that payment of the bill is due as set forth in WSMC 13.16.065 and if not paid accordingly will be deemed to be delinquent and subject to a late fee applied in accordance with the adopted utility rates, charges and fees schedule. The late fee will be added to the account.
- C. Content of Notice of Delinquency. A notice of delinquency shall be designed to alert the customer of a delinquent balance. It also serves as a shutoff [discontinuation] notice and notice of right to appeal.

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1. Notice of Right to Appeal. The notice of delinquency shall advise the property owner or account holder of an opportunity to present billing objections and discrepancies to the city's attention through a hearing process. The notice shall provide that the property owner or account holder must contact the city in writing within five calendar days after the notice of delinquency is sent in order to request an appeal hearing.
 2. On the first business day of the month after an account is considered delinquent a notice of delinquency shall be hung on the resident's front door and/or mailed and/or emailed to the property owner's most current address provided to the city in writing stating that the delinquent amount must be paid by the twentieth of the month.
 3. The notice shall contain information that customers may be eligible for payment arrangements as outlined in the city's delinquent account policy. If a property owner has multiple accounts that are delinquent, payment arrangements can only be made on one account at a time.
 4. The notice of delinquency shall contain a shut off notice advising the customer that delinquent accounts shall result in water service discontinuation action [shut off] after the twentieth day of the month after the notice of delinquency has been sent in accordance with provisions of this chapter. If the delinquent payment is not received by 5:00 p.m. on the twentieth day of the month a service fee shall be assessed.
- D. Appeal Hearing Procedure. The timely written request of the property owner or account holder to seek an appeal hearing shall suspend water disconnection action during the pendency of an appeal as provided for herein. The hearing shall be held within five days of the hearing request, or longer upon mutual agreement of the appellant and the city. The property owner or account holder shall have the right to present evidence why such utility should not be terminated. The hearing shall be conducted during normal business hours on an informal basis. A written decision on the appeal, including the date of the hearing, who was present, and the findings made as to whether or not the customer had good cause not to pay the bill and the reasons therefore, shall be timely issued to the appellant. The decision shall be filed in the city utility system record. The hearing shall be conducted by the city administrator or designee familiar with the customer's billing information. The decision shall be final and not subject to further administrative appeal. If the property owner or account holder fails to make payment or take other steps as required by the decision within five days after the issuance of the decision, water service may be discontinued without further notice. In the event of a disputed amount, the property owner may tender the amount claimed to be owing and the city may only discontinue service after filing suit and obtaining a judgment in the matter.
- E. Service Reconnection Fee. In the event the city shuts off a water supply, the property owner/account holder will be assessed a turn on fee in accordance with the adopted utility rates, charges and fees schedule. If the water service is discontinued for non-payment the city shall only accept full sewer and water payment to include all payment in arrears before water service is restored. Water service restoration requests made after 4:00 p.m. Monday through Thursday will be subject to an additional fee in accordance with the adopted utility rates, charges and fee schedules. If water shut off is scheduled for Friday or on a city or federal holiday the service will be continued until the next work day.
- F. NSF Checks. If the city receives a non-sufficient check [NSF] the property owner/account holder shall be charged a handling fee in accordance with the adopted utility rates, charges and fees schedule. If a person writes more than one NSF check to the city within a twelve-month period, the city reserves the right to require cash payment for services rendered.
- G. Deposit Upon Reconnection. If a property owner or account holder has their water shut off twice in the past twelve months the city shall require an additional deposit to reconnect the water in accordance with the adopted utility rates, charges and fees schedule. Termination of service does not relieve the utility customer of the obligation to pay all outstanding bills and charges.

(Ord. 2008-12-829 § 1, 2008: Ord. 2008-2-812 § 3, 2008: Ord. 1997-1-643 § 1(part), 1997: Ord. 1996-10-638 § 1(part), 1996)

(Ord. No. 2015-12-978, § 2, 12-2-2015; Ord. No. 2018-12-1033, § 1, 12-19-2018)

13.16.080 Water charges to city of Bingen—Allocation of sewer charges to city of Bingen.

Water rates for the city of Bingen shall be established by interlocal agreement, and the rates set forth in WSMC Section 13.16.025 shall not apply.

Of the basic rates for sewer charges, the cities of White Salmon and Bingen shall establish by interlocal agreement an allocation for White Salmon's cost of operating the wastewater collection system and an allocation to the city of Bingen for treating White Salmon's wastewater.

Of the sewer charges for water use over eight thousand five hundred gallons set forth above, the cities of White Salmon and Bingen shall establish by interlocal agreement and allocation for White Salmon's cost of operating the wastewater collection system and as payment to the city of Bingen for treating White Salmon's wastewater.

(Ord. 2008-3-813 § 1, 2008: Ord. 2008-2-812 § 4, 2008)

13.16.090 Authorizing water purchases from city of Bingen.

The cities of White Salmon and Bingen may enter into an Interlocal Agreement for the city of White Salmon to purchase water and/or obtain water rights from the city of Bingen under terms and conditions to be approved by council.

(Ord. No. 2009-05-835, § 1, 5-20-2009)

13.16.095 Policy for discounts established.

Provision for discounts to the billings for water and wastewater utility services for low-income households is adopted in order to provide necessary support for such households. Such reductions are intended to offset rate increases.

(Ord. 2007-7-801 § 1(part), 2008; Ord. No. 2023-06-1142, § 1, 6-7-2023)

13.16.096 Low-income senior resident utility discount qualifications.

- A. For the purposes of implementing water and sewer utility rate reductions under the provisions of this section, "Low Income Senior Resident" shall meet the following criteria:
1. Is sixty-two years of age or older;
 2. Has an annual household income of eighty percent (80%) or less than the medium family income for Klickitat County as provided by the Department of Housing and Urban Development;
 3. Is a single occupant or the head of a household or the spouse of the head of the household;
 4. Resides in the dwelling unit as the applicant's primary residence and does not rent the residence during the applicant's absence; and
 5. Is billed or is the spouse of a person billed by the water and wastewater utility.

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- B. Applicants shall verify such information to the satisfaction of the city and shall provide such other data as is deemed appropriate upon forms prepared, and in the manner determined, by the city.

(Ord. 2007-7-801 § 1(part), 2008)

(Ord. No. 2017-12-1018, § 1, 12-20-2017; Ord. No. 2023-06-1142, § 1, 6-7-2023)

13.16.097 Low-income disabled resident utility discount qualifications.

- A. For the purposes of implementing water and sewer utility rate reductions under the provisions of this section, "Low Income Disabled Resident" shall meet the following criteria:
1. For purposes of this chapter, the following person are defined as disabled;
 - i. A person who has qualified and received special parking privileges under RCW 46.19.381(1)(a) through 46.19.381(1)(g).
 - ii. A blind person as defined in RCW 74.18.020(4).
 - iii. A person who has a development disability as defined in RCW 71A.10.020(3).
 - iv. A person who is gravely disabled as a result of a mental disorder as defined in RCW 71.05.020(16).
 - v. A person who has qualified and receives social security benefits due to disability; and
 - B. Has an annual household income of eighty percent (80%) or less than the medium family income for Klickitat County as provided by the Department of Housing and Urban Development; and
 - C. Is a single-occupant or the head of a household or the spouse of the head of the household; and
 - D. Resides in the dwelling unit as the applicant's primary residence and does not rent the residence during the applicant's absence;
 - E. Is billed or is the spouse of a person billed by the water and wastewater utility; and
 - F. Applicants shall verify such information to the satisfaction of the city and shall provide such other data as is deemed appropriate upon forms prepared, and in the manner determined, by the city.

(Ord. 2007-7-801 § 1(part), 2008)

(Ord. No. 2017-12-1018, § 1, 12-20-2017; Ord. No. 2023-06-1142, § 1, 6-7-2023)

13.16.098 Discount applies to water and wastewater utility services.

Households qualified by the city as eligible recipients of a low-income resident discount provided for in chapter 13.16 shall be granted a discount against the base charges assessed for water and wastewater utility services under this chapter.

(Ord. 2007-7-801 § 1(part), 2008)

(Ord. No. 2023-06-1142, § 1, 6-7-2023)

13.16.099 Discount rate for qualified low-income senior residents and qualified low-income disabled residents.

The clerk-treasurer is authorized to discount the base rate for water and wastewater utility services to qualified low-income seniors or low-income disabled residents as provided below, provided, however, that there shall not be more than one such discount per household.

- A. Persons qualified by the city as eligible low-income seniors or low-income disabled residents with an annual household income of fifty percent (50%) or less than the median family income for Klickitat County as provided by the Department of Housing and Urban Development shall receive a discount of fifty percent (50%) on the base residential water and wastewater fees.
- B. Persons qualified by the city as eligible low-income seniors or low-income disabled residents with an annual household income between eighty percent (80%) and fifty-one percent (51%) of the median family income for Klickitat County as provided by the Department of Housing and Urban Development shall receive a discount of twenty-five percent (25%) on the base residential water and wastewater fees.

(Ord. 2007-7-801 § 1(part), 2008)

(Ord. No. 2017-12-1018, § 1, 12-20-2017; Ord. No. 2023-06-1142, § 1, 6-7-2023)

13.16.100 Utility rate reduction for low-income households.

The clerk-treasurer is authorized to discount the base rate for water and wastewater utility services to qualified low-income households as provided below, provided, however, that there shall not be more than one such discount per household.

- A. Definitions. For the purposes of implementing water and sewer utility rate reductions under the provisions of this section, the following words or phrases shall have the following definitions:
 - 1. "Low-income citizen" shall mean a person who has established White Salmon as their residence and whose total disposable income including that of their spouse or cotenant does not exceed the eighty percent (80%) of the median household income for Klickitat County per the most current census data.
 - 2. "Residence" means a single-family dwelling unit whether such unit be separate or part of a multiunit dwelling.
 - 3. "Combined disposable income" means adjusted gross income as defined in the federal internal revenue code.
- B. Low-income residents shall be given reductions in the water and sewer utility base rates as those rates are established by the city council:
 - 1. A rate reduction of twenty-five percent (25%) shall be afforded to those low-income residents who meet the qualifying income and asset levels of eighty percent (80%) of the median household income for Klickitat County.
 - 2. No rate reduction shall be afforded to any person shown as a dependent on the income tax return of any other individual, whether or not such person resides at the location for which the rate reduction is sought, unless the total combined disposable income of the applicant, along with their spouse, cotenant and all family members shown on the income tax return in which the applicant is shown as a dependent, meets the standards established by this section.

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- C, Applicants shall verify such information to the satisfaction of the city and shall provide such other data as is deemed appropriate upon forms prepared, and in the manner determined, by the city.

(Ord. No. 2023-06-1142, § 1, 6-7-2023)

Editor's note(s)—Ord. No. 2023-06-1142, § 1, adopted June 7, 2023, repealed the former § 13.16.100, and enacted a new § 13.16.100 as set out herein. The former § 13.16.100 pertained to the definition of disabled persons and derived from Ord. 2007-7-801 § 1(part), 2008; Ord. No. 2017-12-1018, § 1, 12-20-2017.

13.16.101 Application process for discounts.

- A. Applications shall be made using the Washington State LILHEAP "Household Information Form" or the City of White Salmon Low-Income Discount Application on biennial basis.
- B. Applications shall be submitted to the city. By submitting an application, the applicant authorizes the city to refer the application to the Washington Gorge Action Programs or other appropriate entity to process the application.
- C. Washington Gorge Action Programs will review and screen those applications for eligibility. Washington Gorge Action Programs will submit a list of names and addresses to the city of White Salmon of those who qualify for a low-income discount.
- D. Accounts will be approved for a two-year period of time. Re-application will be required upon expiration of approval.

(Ord. 2007-7-801 § 1(part), 2008)

(Ord. No. 2017-12-1018, § 1, 12-20-2017; Ord. No. 2023-06-1142, § 1, 6-7-2023)

13.16.102 Severability.

If any section or subsection of this chapter is determined to be invalid or unconstitutional, the remaining sections and subsections shall remain in full force and effect.

(Ord. 2008-4-817 § 3(part), 2008)