



CITY OF GILLETTE

Development Services

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MEMO

TO: Mayor and City Council
THRU: Patrick Davison, City Administrator
FROM: Michael H. Cole, PE *Michael H. Cole*
Utilities Director and Acting Development Services Director
COPY: City Planning Staff
DATE: June 14, 2018
RE: 18.006AP-ANNEXATION PLAT-Country Club Island Annexation
Requested Information from June 5th City Council Meeting

During the June 5th City Council meeting, members of the City Council asked City Staff to provide additional information on existing water wells and plant investment fees. City Staff was also asked to summarize taxes and charges for utilities as a result of annexation into the City of Gillette.

PRIVATE WATER WELLS

Recent annexations allowed for the continued use of existing, private water wells. In particular, one of the Annexation Report(s) for the separate 2016/17 Country Club Lake Annexation Area states the following:

It is our understanding that your property is currently served by a private well. You do not need to connect to the City water system at this time. You can continue to use your private well for domestic water purposes until such a time it fails.

Based on recent testimony expressed by Landowners for the above referenced Annexation, City Staff recommends we amend the Annexation Reports to include this provision to allow Landowners to continue to use their private water well for domestic water purposes until such time the resident desires to connect to the existing city water system or at the time of well failure. No change is necessary to amend the Annexation Ordinance.

WATER PLANT INVESTMENT FEES

The City Council has the authority to waive Plant Investment Fees (PIFs) for both water and sewer connections. The current Plant Investment Fee for Water Service for a 1" water meter is \$1,287.50 per connection. The current Plant Investment Fee for Sewer Service for a 1" water meter is \$2,000.

Based on recent testimony expressed by Landowners for the above referenced Annexation, City Staff recommends we amend the Annexation Reports to include a provision to "waive" the Water Plant Investment Fee, up to \$1,287.50 per property, for a period not to exceed 2 years following the Annexation Effective Date. No change is necessary to amend the Annexation Ordinance.

SOLID WASTE COLLECTION

The City's current rate for an individual rollout container is \$17.76/month for residential use. All residential customers are required to receive City solid waste service. Commercial customers, like churches and businesses, have the option to hire a private hauler for trash service. Commercial customers are not required to use the City's solid waste service.

ELECTRIC SERVICE

A typical monthly bill for electric service from the City is \$87.75 per month for residential customers using 750 kilowatt-hours per month. By comparison, a typical monthly bill for electric service from PRE-Corp is \$86.16 per month for residential customers with a similar consumption of 750 kilowatt-hours per month. PRE-Corp's rates, with an effective date of January 2017, were used for this comparison.

CITY WATER & SEWER SERVICE

A typical monthly bill for water service from the City is \$53.90/month for residential customers with a 1" water meter using 12,000 gallons per month.

A typical monthly bill for sewer service from the City is \$21.66/month for residential customers with a 1" water meter using 4,000 gallons per month during the winter months of December, January and February.

PROPERTY TAXES

The Campbell County Assessor provided the following property tax information based on 2017 Property Tax Assessments.

	ADDRESS	LANDOWNER	PROPOSED ZONING	ASSESSED VALUE	CURRENT TAXES	TAXES AFTER ANNEXATION	ANNUAL TAX INCREASE
1	1159 Country Club Road	Jeffery and Cynthia Luth	R-2	\$ 15,507.00	922.14	\$ 984.35	\$ 62.21
2	1183 Country Club Road	Leroy and Judy Cummings	R-2	8,262.00	312.91	334.02	21.11
3	1197 Country Club Road	Leroy and Judy Cummings	R-2	427.00	25.39	27.10	1.71
4	1110 Country Club Road	Marlene Fetty	R-2	3,230.00	192.08	205.04	12.96
5	1110 Country Club Road	Marlene Fetty	R-2	1,329.00	79.03	84.36	5.33
6	1170 Country Club Road	Bible Baptist Church	R-2	-	-	-	-
7	2500 7Bar7 Drive	Deborah Hagen	R-S	27,467.00	1,633.35	1,743.55	110.20
8	2550 7Bar7 Drive	Deborah Hagen	R-S	63,917.00	3,800.89	4,057.32	256.43
9	1226 Country Club Road	Velma Wright	A	50,302.00	2,991.26	3,193.07	201.81
10	1251 E Boxelder Road	McCann Enterprises	A	1,186.00	70.53	75.29	4.76
11	1285 E Boxelder Road	Rodney J, William R, Ronald E and David G Wright	A	2,850.00	169.48	180.91	11.43
				\$ 174,477.00	\$ 10,197.06	\$ 10,885.01	\$ 687.95

SUMMARY OF RECOMMENDATIONS (2ND ORDINANCE READING – JUNE 19, 2018)

1. City Staff recommends the Annexation Reports be amended to include a provision to allow Landowners to continue to use their private water well for domestic water purposes until such time the resident desires to connect to the existing city water system or at the time of well failure.
2. City Staff recommends the Annexation Reports be amended to include a provision to "waive" the Water Portion of the Plant Investment Fee, up to \$1,287.50 per property, for a period not to exceed 2 years following the Annexation Effective Date. If a resident in this annexation area chooses to connect after the 2-year period, Water Plant Investment Fees will be required to be paid by the resident at the time of connection.