

**SACRAMENTO COUNTY WATER AGENCY
ORDINANCE NO. WAO-_____**

**AN URGENCY FEE ORDINANCE RELATING
TO INSTALLATION OF WATER METERS**

The Board of Directors of the Sacramento County Water Agency ordains as follows:

SECTION 1. Declaration of Facts Constituting Urgency.

(a) California Water Code section 525, requires that every water purveyor shall require, as a condition of new water service, that a suitable water meter to measure water service be installed on the water service facilities for the new construction.

(b) Water meters are ordinarily required to be installed by the builders of new residential, commercial, industrial, parks, and other new construction development projects prior to issuance of a final inspection and/or certificate of occupancy by the permitting jurisdiction. However, homebuilders have alerted SCWA to supply chain delays, including a computer chip shortage, which may be associated with the larger impacts from the COVID-19 pandemic on global supply and manufacturing delays. The resulting impacts are causing delivery of water meters to be delayed up to eight (8) months from the date of placing orders. Order delays of up to 36 weeks have been confirmed by SCWA's own meter vendor.

(c) In light of the current housing crisis in California [see, e.g., chaptered Senate Bills 8, 9 and 10 and Assembly Bill 1174], SCWA acknowledges a need to allow occupancy in otherwise completed new residences as soon as possible, while still holding homebuilders to the requirement to install a meter. To address this issue,

SCWA adopts this urgency ordinance allowing the payment of a fee by the builder, prior to approval of final inspection and/or certificate of occupancy by the permitting jurisdiction, to cover SCWA's costs of materials, labor and administration associated with installation of water meters following occupancy. This temporary ordinance allows the homebuilder to shift the responsibility, but not the cost, for installing the meter to the Agency.

(d) The purpose of the adoption of this temporary ordinance is to allow a structure to be occupied or "finalized" prior to installation of a water meter. The purpose of the "meter setting" fee is to recover the Agency's anticipated administrative oversight and operational costs to ensure all occupied residences without water meters receive water meters when first available. The costs include the procurement of certain size water meters and the necessary labor, equipment, and devices to complete meter assembly installations for remote meter reading and billing by meter consumption to comply with state law. The costs are based on the scenario that the Agency will be encumbered with the task of completing the meter installation work the homebuilder was previously responsible for. All equipment and labor rates are based on the Agency's hourly charge rates for various classifications. Labor hours are based on recent work order hours of similar task work and adjusted to account for the location or proximity of the meter sites. Cost allocation also includes additional time for Consolidated Utilities Billing & Service ("CUBS") to initially set up a subject parcel on flat-rate billing as well as converting that billing to metered rate once the meter is installed. Costs include two operators to load a vehicle, drive to a site, and install the meter/smartpoint transceiver, as well as program for radio reads. Attachment A to this

Ordinance details the approximate cost inputs for a 1-inch meter. Attachment B to this Ordinance details the approximate cost inputs for a 1.5-inch meter.

(e) The Board of Directors hereby finds that an emergency exists due to current delays in shipping and delivery of water meters and, in conjunction with the need for immediate housing opportunities, hereby establishes a temporary process for complying with Section 525 of the California Water Code, while also allowing local building permitting jurisdictions to issue final inspections, certificates of occupancy or temporary certificates of occupancy, as each jurisdiction may deem appropriate.

SECTION 2. Section 3.40.035 of Title 3 the Sacramento County Water Agency Code is hereby added to read as follows:

3.40.035 Optional Water Meter Fee.

A. In the event that a water meter is not available for installation by the builder at the time of final inspection and/or occupancy of a new single-family residence, multi-unit residential structure, mixed-use residential/commercial structure, commercial structure or industrial structure, the owner or builder may pay a fee or deposit to the Agency, as applicable, as described herein.

1. **Meter not yet ordered by builder.** If, at the time of issuance of final inspection and/or certificate of occupancy by the permitting jurisdiction, the builder determines that a water meter will not be readily available due to shipping delays, the builder may pay a fee to the Agency in the applicable amount shown in subdivision (A)(3), below. Payment of the fee will be satisfactory to the Agency insofar as the Engineer is required to approve the jurisdiction's plan-check or field acceptance for the building and improvements. The Agency will apply the fee proceeds to its own cost of procuring and installing a meter at the fee payor's site/parcel, when a meter becomes available.

2. **Meter in process.** If, at the time of issuance of final inspection and/or certificate of occupancy by the permitting jurisdiction, the builder has ordered a water meter but anticipates the meter will not be delivered until after the building has received or will receive approval of final inspection or certificate of occupancy, and provides written documentation which corroborates the delays (invoices or statements from meter vendor or contractor) the builder may deposit the amount indicated in subdivision (A)(3), below, with the Agency Engineer. Upon receipt of said deposit, the Agency Engineer will consider the site/parcel to have technically satisfied the requirement for a water meter and shall inform the relevant land use agency (County, City of Rancho Cordova, or City of Elk Grove) of such consideration. Upon delivery of the meter and installation of the meter by the builder, the Agency shall return the deposit to the owner

or builder, as applicable. If the meter is not delivered and installed by the builder within eight (8) months of builder's deposit, Agency may use the deposited funds for purchase and installation of a meter at the specified site/parcel. The Agency Engineer shall have discretion to consider extensions beyond eight months where the builder can demonstrate a reasonable expectation of delivery and installation of a meter soon thereafter.

3. **Fee/Deposit Amounts.**

1-inch meter: \$1,500 per parcel

1.5-inch meter: \$2,000 per parcel

(*Ordinance does not apply to meters over 1.5")

B. The acceptance of a fee or deposit by the Agency pursuant to subdivisions (A)(1) or (A)(2), above, does not constitute a determination by the respective land use agency of compliance or approval of any separate meter requirement established by that land use agency or authority to issue a final occupancy permit.

C. **Temporary Ordinance.** November 8, 2023, shall be the final date that a builder or owner may pay a fee or submit a deposit pursuant to this urgency ordinance. Any fee paid or deposit made prior to that date shall be honored and carried out by SCWA according to the terms of this Ordinance. In all other respects, this Urgency Ordinance shall expire and be of no further force or effect as of November 8, 2023.

D. **No Waiver of Meter Requirement.** Notwithstanding the fee/deposit options set forth herein, the requirement of new development and new construction to install water meters (see, e.g., Water Code, § 525, County of Sacramento Improvement Standards, § 8-16(D)) remains binding and the Agency reserves all available remedies to enforce said requirement, including cessation of water service.

SECTION 3. For the immediate preservation of the public peace, health, or safety, this urgency ordinance is hereby adopted by a 4/5 vote of the Board of Directors pursuant to Section 8 of the SCWA Act, and Sections 25123(d), 25131 and 66013 of the California Government Code.

This urgency ordinance shall take effect and be in full force on the date of its passage, which is the same date as its introduction. Before the expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Director _____, seconded by Director _____, the foregoing ordinance was passed and adopted by the Board of Directors of the Sacramento County Water Agency, State of California, this ____ day of _____ 2022, by the following vote:

AYES: Directors,

NOES: Directors,

ABSENT: Directors,

ABSTAIN: Directors,

RECUSAL: Directors,
(PER POLITICAL REFORM ACT (§ 18702.5.))

Chair of the Board of Directors
of the Sacramento County Water Agency

(SEAL)

ATTEST: _____
Clerk of the Board of Supervisors of Sacramento County, California,
and Ex officio Secretary of the Board of Directors of the
Sacramento County Water Agency

ATTACHMENT A

1-inch Meter Sites (Stand Alone Meter Scenario)**Labor Hours for 1" Meter/Flexnet Installation (Stand alone meter site)**

Work Order Description	Labor Hrs / Operator
Install Flexnet	0.75
Install Meter (Residential)	2.50
	3.25

Estimated Labor/Equipment Cost for Meter /Flexnet Installation (M&O crews install both meter & Flexnet unit)

Staff / Equipment	Labor/Equip. Hrs.	\$ / Hr.	Cost (\$)
Sr Water Distribution Operator	3.25	\$128.69	\$418.24
Water System Operator	3.25	\$116.06	\$377.20
Step Van	3.25	\$27.62	\$89.77
Water Distribution Supervisor	0.5	\$141.25	\$70.63
Cubs Admin Time - Flat Rate Billing	0.5	\$144.71	\$72.36
Meter Engineering - Admin	0.5	\$138.58	\$69.29
			\$1,097.47

Estimated Cost Per Meter Site (Option 1 - Complete Install)

1-inch Sensus SRII Meter	\$222.94
Sensus 520M Flexnet SmartPoint	\$149.35
Tax	\$28.85
Meter/ Flexnet Install Labor	\$1,097.47
	\$1,498.61

Proposed Credit - Paid \$376 Connection Fee (Meter Inspection, Purchase & Install Flexnet SmartPoint)	-\$230.00	Flexnet unit purchase [\$161] & 1/2 hour of Meter Engr labor [\$69]
	\$1,268.61	

Contingency 20% \$253.72

Total \$1,522.34

ATTACHMENT B

1.5-inch Meter Sites (Stand Alone Meter Scenario)**Labor Hours for 1.5" Meter/Flexnet Installation (Stand alone meter site)**

Work Order Description	Labor Hrs / Operator
Install Flexnet	0.75
Install Meter (Residential)	2.75
	3.50

Estimated Labor/Equipment Cost for Meter /Flexnet Installation (M&O crews install both meter & Flexnet unit)

Staff / Equipment	Labor/Equip. Hrs.	\$ / Hr.	Cost (\$)
Sr Water Distribution Operator	3.5	\$128.69	\$450.42
Water System Operator	3.5	\$116.06	\$406.21
Step Van	3.5	\$27.62	\$96.67
Water Distribution Supervisor	0.5	\$141.25	\$70.63
Cubs Admin Time - Flat Rate Billing	0.5	\$144.71	\$72.36
Meter Engineering - Admin	0.5	\$138.58	\$69.29
			\$1,165.57

Estimated Labor/Equipment Cost for Meter/Flexnet Installation (M&O crews install meter, Meter Engr installs flexnet unit)

Staff / Equipment	Labor/Equip. Hrs.	\$ / Hr.	Cost (\$)
Sr Water Distribution Operator	1.75	\$128.69	\$225.21
Water System Operator	1.75	\$116.06	\$203.11
Step Van	1.75	\$27.62	\$48.34
Meter Engineering - Install Flexnet	0.5	121.23	\$60.62
			\$537.26

Estimated Cost Per Meter Site (Option 1 - Complete Install)

1-1/2-inch Sensus Omni R2	\$554.00
Sensus 520M Flexnet SmartPoint	\$149.35
Tax	\$54.51
Meter/ Flexnet Install Labor	\$1,165.57
	\$1,923.42

Proposed Credit - Paid \$376 Connection Fee (Meter Inspection, Purchase & Install Flexnet SmartPoint)	-\$230.00	Flexnet unit purchase [\$161] & 1/2 hour of Meter Engr labor [\$69]
	\$1,693.42	

Contingency 20% \$338.68

Total \$2,032.11