

RESOLUTION NO. 3252

RESOLUTION ESTABLISHING SEWER RATES AND RULES
FOR THE YEAR OF 2026

WHEREAS, section 9.10.060 of the Selah Municipal Code provides that the various monetary rates that the City charges customers/consumers for sewer service shall be via Resolution of the City Council from time to time; and

WHEREAS, the City Council has determined that the applicable rates for each type of sewer service for the forthcoming year of 2026 shall be increased (versus the rates that were applicable during 2025), to the amounts specified within this Resolution; and

WHEREAS, the City Council has yet further determined the “annual household income” levels whereby low-income senior citizens and low-income disabled persons respectively can qualify for reduced rates should be adjusted upward, to the amounts specified within this Resolution. This is intended to enable those individuals to continue qualifying for reduced rates even if their incomes have slightly increased since the start of 2025; and

WHEREAS, the City Council has moreover determined that the rates that were applicable during the year of 2025 (as established by Resolution No. 3164) shall also, to the extent possible, be recited within this Resolution so as to promote greater transparency with regard to how rates have changed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, as follows:

III

REGULAR RESIDENTIAL SEWER RATES:

Property Types:

Single-Family Dwellings &
Multi-Family Units of
Four or Fewer Units

Multi-Residential Dwellings
of More Than Four Units

Multi-Family Dwellings
of More Than Four Units

Multi-Residential Developments

Single Monthly Rates (Not Per-Unit):

<u>2025 (last year)</u>	<u>2026 (this year)</u>
\$ 97.74	\$102.63

Per-Unit Monthly Rates:

<u>2025 (last year)</u>	<u>2026 (this year)</u>
\$ 68.38	\$ 71.80

Per-Family-Unit Monthly Rates:

<u>2025 (last year)</u>	<u>2026 (this year)</u>
\$ 97.74	\$102.63

Per-Unit Monthly Rates:

<u>2025 (last year)</u>	<u>2026 (this year)</u>
\$ 68.38	\$ 71.80

- (1) A residential property of any of the above-specified types shall be billed the applicable monthly rate for each month or any portion of a month, irrespective of actual use of the sewer system and also irrespective of actual occupancy, if the property has been connected to either the domestic water system or the sewer system. Disconnecting from the domestic water system, for any reason or any duration, shall not negate or lessen the applicable monthly sewer charges.
- (2) Multi-residential dwellings consisting of more than four units must be located on the same parcel or lot of land; if the dwelling units are located on or across multiple parcels or lots of land, then the character of the dwelling and units on each parcel or lot shall be separately established without regard to a dwelling or the units located on or across a different parcel or lot. These properties include, but are not limited to, multiplexes, apartments and multi-unit residential complexes, whether served collectively or independently.
- (3) Multi-family dwellings include, but are not limited to, guest rooms and sleeping rooms. Family capacity is based on the number of existing beds, irrespective of occupancy or use, and a family unit is a combination of three beds or any increment of three beds.
- (4) Multi-residential developments include, but are not limited to, manufactured housing parks, condominium developments, townhouse developments, and residential development complexes, whether served collectively or independently. Each existing unit or space shall be billed monthly, irrespective of actual occupancy.

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**REDUCED RESIDENTIAL SEWER RATES FOR LOW-INCOME SENIOR CITIZENS
AND/OR LOW-INCOME DISABLED PERSONS:**

Single Monthly Rates (Not Per-Unit):

<u>At a Single-Family Dwelling:</u>	<u>2025 (last year)</u> \$ 58.64	<u>2026 (this year)</u> \$ 58.64
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<u>At Any Other Property Type:</u>	<u>2025 (last year)</u> (see Res. No. 3164)	<u>2026 (this year)</u> (same as the above-specified “regular residential sewer rates”)
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- (1) A “senior citizen” is a person who occupies a dwelling unit and is sixty-two years of age or older.
- (2) A “low-income senior citizen” is a senior citizen whose income, combined with the income of other household occupants, if any, for the calendar year preceding was less than:

<u>Household Size:</u>	<u>Annual Household Income:</u>	
	<u>2025 (last year):</u>	<u>2026 (this year):</u>
1	\$26,000	\$30,000
2	\$35,000	\$39,000
3	\$44,000	\$48,000
4	\$53,000	\$57,000

- (3) A “disabled person” is a person who occupies a dwelling unit and who either: qualifies for special parking privileges under RCW Chapter 46.19 or other applicable law; is a blind person as defined in RCW 74.18.020(4) or other applicable law; has a developmental disability as defined in RCW 71A.10.020(6) or other applicable law; or has a mental disorder as defined in RCW 71.05.020(39) or other applicable law.
- (4) A “low-income disabled person” is a disabled person whose income, combined with other household occupants, if any, for the calendar year preceding was less than:

<u>Household Size:</u>	<u>Annual Household Income:</u>	
	<u>2025 (last year):</u>	<u>2026 (this year):</u>
1	\$26,000	\$30,000
2	\$35,000	\$39,000
3	\$44,000	\$48,000
4	\$53,000	\$57,000

- (5) “Income” has a broad meaning both with respect to low-income senior citizens and low-income disabled persons. It includes any item that is presumptively subject to federal income taxation. It also includes the proceeds realized from the sale, transfer, or other disposition of the person’s primary residence unless the proceeds or a portion thereof are used to acquire, obtain or secure a replacement primary

residence within eighteen (18) months of when the proceeds were received (and if only a portion of the proceeds are used for such purpose, then the other portion that was not used for such is included within the definition of "income").

(6) Determination of eligibility for low-income senior citizen status or low-income disabled person status shall be made by the City's Finance Director, the Mayor or another designee of the Mayor based upon statement by the person at least annually or any other reasonable and verifiable means provided by the person at least annually that the City agent chooses to accept.

RATES FOR PROPERTIES AND USERS OUTSIDE THE CITY'S CORPORATE LIMITS (OUTSIDE UTILITY AGREEMENTS):

Customers/consumers at a residential property that has been connected to the domestic water service or the sewer service despite the property being located outside of the city's corporate limits shall, in each and every instance, be charged one hundred fifty percent (150%) of each "regular residential sewer rate" specified above that would apply to the property if it were located within the city's corporate limits. This is applicable for 2026.

COMMERCIAL & BUSINESS SEWER RATES

A. Commercial accounts and business accounts shall each be charged based on the volume and strength of wastewater discharged into the city's sewage system. Volume shall be determined through metered water consumption. The strength of wastewater will be determined based on the type of commercial/business activity. For commercial categories or business types not listed in the categories below, the city's Public Works Director, Mayor or a designee shall determine which category is most closely fits commercial or business operation.

B. Category A – This category applies to those commercial and business operations 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 operations generally discharge wastewater with a strength of 200 mg/l BOD and 200 mg/l TSS. The domestic sewer charge shall be based upon metered water consumption, and shall be:

2025 (last year): \$5.12 per one hundred cubic feet, but not less than \$88.79 per operation, per month.

2026 (this year): \$5.38 per one hundred cubic feet, but not less than \$93.23 per operation, per month.

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C. Category B – This category applies to those commercial and business operations such as convenience stores, sandwich shops, coffee shops, hotels and motels with a restaurant, and assisted living facilities. These operations generally discharge wastewater with a strength of 400 mg/l BOD and 400 mg/l TSS. The domestic sewer charge shall be based upon metered water consumption, and shall be:

2025 (last year): \$9.10 per one hundred cubic feet, but not less than \$103.63 per operation, per month.

2026 (this year): \$9.56 per one hundred cubic feet, but not less than \$108.81 per operation, per month.

D. Category C – This category applies to those commercial and business operations such as restaurants, pizza shops, bakeries, fast food/drive-in restaurants, and supermarkets. These establishments generally discharge wastewater with a strength of 800 mg/l BOD and 800 mg/l TSS. The domestic sewer charge shall be based upon metered water consumption, and shall be:

2025 (last year): \$15.98 per one hundred cubic feet, but not less than \$103.63 per operation, per month.

2026 (this year): \$16.78 per one hundred cubic feet, but not less than \$108.81 per operation, per month.

E. Where multiple commercial and business operations 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 the rate determined by the city for the highest BOD and TSS values of the users discharging to the sewer, but not less than:

2025 (last year): \$88.79 per operation, per month.

2026 (this year): \$93.23 per operation, per month.

If commercial and business establishments are served by separate water meters, then each establishment shall be charged at the appropriate rate specified within this section, but not less than:

2025 (last year): \$88.79 per operation, per month.

2026 (this year): \$93.23 per operation, per month.

F. Where multiple commercial and business operations are tenants in a single building and are served by a common water meter, and each operation has a separate account with the city, domestic waste 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, but not less than:

2025 (last year): \$88.79 per operation, per month.

2026 (this year): \$93.23 per operation, per month.

Billing amounts in excess of the minimum shall be distributed equally between the establishments connected to the meter.

G. Where residential and commercial uses are jointly served by a common water meter, each residential dwelling unit shall be charged:

2025 (last year): \$97.74 per unit, per month, and be allotted three hundred cubic feet of water per month per residential dwelling unit.

2026 (this year): \$102.63 per unit, per month, and be allotted three hundred cubic feet of water per month per residential dwelling unit.

Each business operation shall be charged a minimum of:

2025 (last year): \$88.79 per unit, per month.

2026 (this year): \$93.23 per unit, per month.

Water metered in excess of three hundred cubic feet per residential unit shall be considered commercial consumption, and the appropriate commercial rate described above as determined by the city shall be applied.

- H. Commercial users and business 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 through the use of water 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.
- I. Commercial operations and business operations that are connected to or that utilize the city's sewerage system despite not being situated within the city's corporate limits shall, in each and every instance, be charged one hundred fifty percent (150%) of each sewer rate specified above that would apply to the operation if it were located within the city's corporate limits. This is applicable for 2026, 2027 and 2028.

GOVERNMENT SEWER RATES

- A. Unless otherwise noted below, governmental sewer accounts shall be charged at "commercial & business sewer rates" set forth above. The city's Public Works Director, Mayor or a designee shall determine which category of commercial rates or business rates shall apply to the governmental sewer account.
- B. Schools – Schools shall be charged for sewer service based upon metered water consumption at the rate of:
 - 2025 (last year): \$14.46 per one hundred cubic feet, but not less than \$518.02 per month, per metered account.
 - 2026 (this year): \$15.18 per one hundred cubic feet, but not less than \$543.92 per month, per metered account.
- C. Yakima Valley School – Yakima Valley School shall be charged for sewer service based upon metered water consumption at the rate of:
 - 2025 (last year): \$16.98 per one hundred cubic feet, but not less than \$1,731.69 per month.
 - 2026 (this year): \$17.83 per one hundred cubic feet, but not less than \$1,818.27 per month.

Residential dwelling units associated with the Yakima Valley School and served by separate water meters shall be charged for sewer service at the residential rate set forth above.
- D. Government operations that are connected to or that utilize the city's sewerage system shall, in each and every instance, be charged one hundred fifty percent (150%) of each sewer rate specified above that would apply to the operation if it were located within the city's corporate limits. This is applicable for 2026, 2027 and 2028.

INDUSTRIAL SEWER RATES

Industrial users of the city's sewerage system 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.

A. General Industrial User Conditions

The following conditions apply to all industrial users discharging to the city's sewer facilities:

- (1) There shall be no unmetered sources of water contributing wastewater to the city sewage works without the knowledge and prior written approval of the city.
- (2) The city reserves the right to test, monitor, and control any wastewater discharged to any city facility at any time, including the right set forth in Selah Municipal Code section 9.10.072.
- (3) The discharges of industrial users may be restricted to a capacity allocated in an industrial discharge contract with the city, or a State or NPDES Waste Discharge Permit issued to the user by the Washington Department of Ecology, whichever results in the smaller capacity. In the event the discharge from an industrial user exceeds that allocated, then a rate surcharge shall be assessed. Such a surcharge shall only be assessed when the discharge exceeds that allocated to the industrial user on an average monthly basis for any of the three components that comprise the rate determination (flow, BOD, and TSS). The surcharge shall only be applied to that portion of the component that is in excess of the industrial user's allocation, and shall be equal to one hundred twenty-five percent (125%) of the rate for that component. For example, if an industrial user's discharge is within the allocated limits for flow and BOD, but exceeds the TSS allocated limit by 100 pounds per day on an average monthly basis, then that excess 100 pounds per day times the number of days in the month shall be charged a rate equal to 125% of the per pound TSS rate.
- (4) 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 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.
- (5) 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:

2025 (last year): \$347.44 per day.

2026 (this year): \$364.81 per day.

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For the purposes of this monetary penalty, each day's discharge shall be considered a separate event.

(6) In the event characteristics of the wastewater as determined by the monitoring station results are not available due to an equipment malfunction, failed laboratory test, or other unforeseen circumstance, then the quantities of flow, BOD, and TSS shall be determined as follows:

a. The quantity of wastewater flow shall be based on one of the following methods as determined by the city to be effective and representative for the month when data or results are not available:

i. The wastewater flow shall be equal to the flow for the same month in the previous year times the average flow for the previous twelve (12) months divided by the average flow for the twelve (12) month period preceding the month used from the previous year. For example, if the quantity of flow is not available in October 2017, then the flow would be calculated as follows:

October 2017 flow = (October 2016 flow) x (Average daily flow Oct 2016 through Sept 2017)

(Average daily flow Oct 2015 through Sept 2016)

ii. The wastewater flow shall be equal to the total water flow into the user, as determined by water meter readings for the user, times a conversion factor determined by dividing the wastewater flows for the previous twelve (12) months by the water meter readings for the previous twelve (12) months. For example, if the quantity of flow is not available in October 2017, then the flow would be calculated as follows:

October 2017 flow = (October 2017 water flow) x (Oct 2016 through Sept 2017 wastewater flow)

(Oct 2016 through Sept 2017 water flow)

iii. The wastewater flow shall be equal to the total water flow into the user, as determined by water meter readings for the user, times a conversion factor determined by the city performing a quantitative water balance through the users process to develop a relationship between water consumption and wastewater discharge.

iv. The wastewater flow shall be determined by any other method deemed acceptable to the city.

b. The quantity of BOD shall be based on one of the following methods as determined by the city to be effective and representative for the month when data or results are not available:

i. The BOD concentration shall be equal to the BOD concentration for the same month in the previous year times the average BOD concentration for the previous twelve (12) months divided by the average BOD concentration for the twelve (12) month period preceding the month used from the previous year. For example, if the BOD concentration is not available in October 2017, then the BOD concentration would be calculated as follows:

$$\text{October 2017 BOD} = \frac{(\text{October 2016 BOD}) \times (\text{Average BOD concentration Oct 2016 through Sept 2017})}{(\text{Average BOD concentration Oct 2015 through Sept 2016})}$$

ii. The BOD concentration shall be equal to the BOD concentration for the previous month.

iii. The BOD concentration shall be determined by any other method deemed acceptable to the city.

c. The quantity of TSS shall be based on one of the following methods as determined by the city to be effective and representative for the month when data or results are not available:

i. The TSS concentration (conc.) shall be equal to the TSS concentration for the same month in the previous year times the average TSS concentration for the previous twelve (12) months divided by the average TSS concentration for the twelve (12) month period preceding the month used from the previous year. For example, if the TSS concentration is not available in October 2017, then the TSS concentration would be calculated as follows:

$$\text{October 2017 TSS} = \frac{(\text{October 2016 TSS}) \times (\text{Average TSS concentration Oct 2016 through Sept 2017})}{(\text{Average TSS concentration Oct 2015 through Sept 2016})}$$

ii. The TSS concentration shall be equal to the TSS concentration for the previous month.

iii. The TSS concentration shall be determined by any other method deemed acceptable to the city.

(7) The city shall charge monetary penalties for any discharge from an industrial user that meets the criteria of an excessive industrial discharge as defined in Selah Municipal Code section 9.10.010. 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:

- a. All costs associated with providing treatment to the industrial slug discharge.
- b. All costs associated with repair of equipment damaged by, or associated with, providing treatment to the industrial slug discharge.
- c. 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 citizens lawsuit filed against the city for NPDES permit violations.
- d. Industrial slug discharges lasting five (5) or more consecutive days shall be subject to the surcharge provisions within this Resolution whether or not the industrial user's maximum monthly allocated capacity is exceeded.

(8) Industrial operations that are connected to or that utilize the city's sewerage system shall, in each and every instance, be charged one hundred fifty percent (150%) of each sewer rate specified above that would apply to the operation if it were located within the city's corporate limits. This is applicable for 2026, 2027 and 2028.

B. Industrial Users Not Required to Have Monitoring Stations

- (1) Industrial users not required to have metering and monitoring stations shall be charged at "commercial & business sewer rates" set forth above. The city's Public Works Director, Mayor or a designee shall determine which category of such rates shall apply to the industrial user.

C. Industrial Users Required to Have Monitoring Stations

- (1) The minimum monthly charge to an industrial account in this category shall be:

2025 (last year): \$669.96 per month, per industry.

2026 (this year): \$703.46 per month, per industry.

- (2) Industrial users required to install city-approved monitoring stations on their discharges to the city, but not required to connect to the city pretreatment facility, shall be charged for sewer service based upon the volume, strength, and characteristics of the wastewater as determined by the monitoring station results at the following rates:

<u>2025 (last year)</u>		
<u>Component</u>	<u>Symbol</u>	<u>Rate</u>
Hydraulic (flow)	Q	\$1.5418 per 100 cubic feet

Biochemical oxygen demand	BOD	\$0.6810 per pound
Total suspended solids	TSS	\$1.1910 per pound
<u>2026 (this year)</u>		
<u>Component</u>	<u>Symbol</u>	<u>Rate</u>
Hydraulic (flow)	Q	\$1.61889 per 100 cubic feet
Biochemical oxygen demand	BOD	\$0.7150 per pound

D. Industrial Users Required to Connect to the City Pretreatment Facility

(1) The minimum monthly charge to an industrial account in this category shall be:

2025 (last year): \$1,731.69 per month, per monitoring station, per industry.

2026 (this year): \$1,818.27 per month, per monitoring station, per industry.

(2) The industrial pretreatment facility is recognized as having a finite capacity to treat wastewater. The following capacities and limitations have been established:

Component	Units	<u>Capacity</u>	<u>Occurrence</u>
Hydraulic (flow)	MGD	0.40	Max. Monthly Flow
BOD	lbs/day	4,000	Max. Monthly BOD Loading
TSS	lbs/day	1,500	Max. Monthly TSS Loading

(3) In the event of multiple users of the pretreatment facility, the city shall allocate a respective share of the capacity of each component to each of the users.

(4) Industrial users required to connect to the city pretreatment facility shall install city-approved monitoring stations at their expense on their wastewater discharge lines to monitor the volume, strength, and characteristics of their wastewater discharges into the pretreatment facility. Charges for sewer service shall be based upon the volume, strength, and characteristics of the wastewater discharged to the pretreatment facility as determined by monitoring station results at the following rates:

<u>2025 (last year)</u>		
<u>Component</u>	<u>Symbol</u>	<u>Rate</u>
Hydraulic (flow)	Q	\$1.5418 per 100 cubic feet
Biochemical oxygen demand	BOD	\$0.6810 per pound
Total suspended solids	TSS	\$1.1910 per pound

2026 (this year)

<u>Component</u>	<u>Symbol</u>	<u>Rate</u>
Hydraulic (flow)	Q	\$1.61889 per 100 cubic feet
Biochemical oxygen demand	BOD	\$0.7150 per pound
Total suspended solids	TSS	\$1.2506 per pound

(5) The pH of discharges from all industrial users discharging liquids into the industrial pretreatment system shall not be lower than 5.0 nor greater than 11.0 as determined by monitoring station results. Any discharge of waste outside this range shall be subject to a penalty of:

2025 (last year): \$518.02 per day.

2026 (this year): \$543.92 per day.

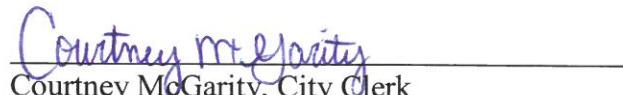
For the purposes of this monetary penalty, each day's discharge shall be considered a separate event.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH,
WASHINGTON, this 28th day of October, 2025.

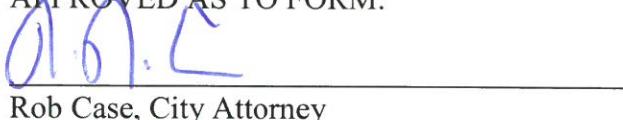


Roger Bell, Mayor

ATTEST:


Courtney McGarity, City Clerk

APPROVED AS TO FORM:


Rob Case, City Attorney