

FY2020 Budget Worksession February 11, 2019

WATER FEE SCHEDULE WORKSHOP
CITY OF SELDOVIA

FY2020 Water Fee Schedule Workshop

From Title 13 Utilities:

SMC13.40.020 Exclusive nature of service. Water connections to city water mains shall be installed only by the City, or the City's authorized contractor or agent, and then only upon payment of fees as prescribed by the City, and as set forth in the schedule of fees and charges. (Ord. 80-9 (part), 1980)

13.56.020 Connection permits. The developer or property owner or authorized agent shall acquire a permit from the city office for each water connection and for each water extension prior to its construction. The developer or owner must complete the permit application, designate on the permit application the size of the connection to be constructed if it is to be larger than the standard three-fourths-inch connection and pay a fee or deposit as set forth in the schedule of fees and charges. No water connection will be made or permitted without the required permit. (Ord. 80-9 (part), 1980)

13.56.030 Compliance with specifications. Water connections and water extensions shall be constructed and installed in compliance with the standard construction specification of the City. New water connections and extensions as well as repair to existing extensions, must be inspected by SWU personnel before the water is turned on. An inspection fee, in an amount set forth in the schedule of fees and charges, shall be paid at the time of the application for a permit to construct the water connection or extension or repair the water extension. (Ord. 80-9 (part), 1980)

13.64.010 Customer complaints. A. A customer desiring affirmative action by SWU may file a complaint with SWU concerning the adequacy of the water service provided or the failure of SWU to comply with the rules and regulations or rate schedules established by this title. A complaint may be filed only by a customer who is directly affected by the action or inaction that is the subject of the complaints, or by his authorized representative.

B. A service complaint may be oral or in writing and directed to the attention of the City Manager. If the City Manager requests, the complaint shall be reduced to writing and signed by the customer or his authorized representative. It shall set forth the name, address and telephone number of the complaining party; the nature of the complaint; supporting facts, including pertinent dates, and the remedy requested. City Manager will investigate the complaint and respond to the customer in writing within ten days. Complaints that are not resolved by the City Manager to the satisfaction of the customer may be presented to the City Council.

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(Ord. 80-9 (part), 1980)

SMC 13.64.080 DEFINITIONS

13.64.080 Definitions. The definitions in this section are applicable to the terms as used anywhere in Chapters 13.32. through 13.60 unless the context in which the term is used clearly indicates that another or different definition should be applied as used in Chapter 13.32 through 13.60:

A. "Accessible" means capable of being reached quickly for operation, removal or inspection without requiring those desiring access to climb ladders, to climb over or remove obstacles or to unlock doors.

B. "City" means the City of Seldovia, Alaska.

C. "Commercial or industrial service" means the type of service rendered to a premise's utility primarily or substantially for business purposes or other than as living accommodation for occupants.

D. "Completion of construction" means the date upon which the City Manager based on inspection reports, that the extension is complete and fully operable and he accepts the extension for operation and maintenance.

E. "Cost of construction" means the total cost of constructing the facility involved, including the costs for property acquisition, design and engineering, legal fees, permit fees, administrative overhead and the total cost of the final construction work.

F. "Dwelling unit" means one or more rooms and kitchen facilities in a building or portion of a building designed as a unit for occupancy by not more than one family for living and sleeping purposes.

G. "Eight-inch equivalent water system" means a system equal to an eight-inch water system including all mains, valves, tees, crosses, fire hydrants and other fittings or connections that would normally be included as part of the water system installed.

H. "Home occupation" means an occupation conducted in a residential dwelling by the residents of the unit that is secondary to the use of the dwelling for living purposes and does not involve more than one paid assistant who does not reside on the premises.

I. "Locate" means to discover and mark the horizontal course of a water facility on the overlying surface.

J. "Manager" means the City Manager or his designee.

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K. "Comprehensive plan" means that plan prepared by the engineering firm of Pacific Rim Planners and adopted by the City and borough in 1980.

L. "Normal business hours" means the hours between eight a.m. and five

M. "Residential service" means the type of service made available to single-family or multiple-family dwelling units, such as duplexes or triplexes, not available for transient occupancy.

N. "Townhouse" means two or more dwelling units owned by separate individuals but connected by one or more common walls.

O. "Type of service" means either residential service or commercial or industrial service, as those terms are defined in this section.

P. "Water connection" means that part of the water distribution systems connecting the water main with the lot line of the property abutting the water main.

Q. "Water extension" means that part of the water distribution system extending from the water connection into the premises served.

R. "Water main" means that part of the water distribution system intended to serve more than one water connection.

S. "SWU" means Seldovia water utility, which shall be comprised of the City Council and Mayor, with the Mayor voting only in case of a tie. (Ord. 80-9 (part), 1980)

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Considerations

- Redefining Definitions in Code and make sure they coincide with the FEE Schedule definitions and classifications
- Creating Classifications that simplify the billing process and creates a system of billing that is easy and straightforward to customers and our staff
- Currently, the City Office bills according to the number of services a property is providing. See Current FEE schedule for a list of Services.
- The City office also attempts to parallel the FEE schedule service with the SMC 13.64.080 Definitions.

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**FOR CONSIDERATION on FY2020 Fee Schedule and
Amending Title 13**

<u>Designated Service Classification</u>	<u>Definition</u>
<i>Bills are based on your highest actual services provided during the year (if your property is vacant for the whole twelve months you are billed a as base rate commercial or residential)</i>	
<p><u>Base Rate Residential</u></p>	<p>Defined as one residence (can include a home office), or non-operational residential property with unit hooked up to water and sewer</p> <p>**NOTE: properties in the Commercial Marine Zone <u>DO NOT</u> qualify for base rate residential and are billed as small, or large commercial, or as a commercial base rate if unoccupied)</p>
<p><u>Base Commercial Rate</u></p>	<p>Includes one small commercial service, or a non-operating commercial property hooked up to water and sewer.</p>

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	** NOTE: does not include a small service with a residence
<u>Small Commercial Rate</u>	Includes no more than two services. Services include: duplexes, community centers, a residence with a commercial purpose (for example B&B's with residence), duo-residences (properties with two occupied residential units), or commercial marine properties that are not large commercial)
<u>Large Commercial Rate</u>	Includes, three or more services, or residence with two commercial purposes; ** NOTE: restaurants, bars, large multi-office buildings, and convention centers are automatically considered large commercial regardless of number of services

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CONCEPT FOR CONSIDERATION

Seasonal Commercial Billing

This can be included with the above defined classifications; Rates would be set with Fee Schedule. Summer Rates would be higher during the outlined months (April-September), Winter Rates would be lower during defined months (October-March)

Summer Seasonal Small Commercial	April 1st – September 30th
Summer Seasonal Large Commercial Rate	April 1st – September 30th
Winter Seasonal Small Commercial	October 1st – March 31st
Winter Seasonal Large Commercial	October 1st – March 31st

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CONCEPT FOR CONSIDERATION

INCENTIVE PROGRAM:

A PROGRAM DESIGNED FOR SMALL AND LARGE COMMERCIAL
RATE CUSTOMERS.

THE CITY OF SELDOVIA WOULD LIKE TO INCENTIVIZE BUSINESSES
AND ENCOURAGE LOCAL ECONOMY AND GROWTH.

FOR EVERY BUSINESS THAT IS CONSECUTIVELY OPEN MAY THROUGH
SEPTEMBER**,

WATER/SEWER UTILITY BILL FOR THE

MONTH OF SEPTEMBER

FREE!

** GUIDELINES WILL NEED TO BE DEVELOPED BY COUNCIL AND IMPLEMENTED BY
CITY OFFICE**

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<u>CLASSIFICATION/DESIGNATION</u>	<u>NUMBER OF CUSTOMERS (currently)</u>	<u>RATE – WATER ONLY</u>	<u>ANNUAL EXPECTED REVENUE</u>
Base Residential Rate	152	\$51.88/month	\$94,629.12
Base Commercial Rate	12	\$78.80/Month	\$11,347.20
SMALL Commercial Rate	17	\$103.76/Month	\$21,167.04
SMALL Commercial SEASONAL		\$122.00/Month April-September \$85.52/Month October-March	
LARGE Commercial Rate	6	\$237.60/Month	\$21,167.04
LARGE Commercial SEASONAL		\$285.12/Month April-September \$190.07/Month October-March	
Susan B English School	1	\$1,161.29/Month	\$13,935.48
Cook Inlet Housing	1	\$933.84/Month	\$11,206.08
Homer Electric Association	1	\$191.24/Month	\$2,294.88

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FOR CONSIDERATION

WILL THE COUNCIL CONSIDER FORMING A WATER AND SEWER COMMITTEE THAT MEETS THROUGHOUT THE YEAR TO ADDRESS AND ENSURE THAT OUR CODE AND POLICIES ARE CURRENT, CONSISTENT AND APPLIED EFFECTIVELY?

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FOR CONSIDERATION

WHAT DID WE LEARN?

WHAT CAN WE IMPLEMENT?

WHAT CAN BE DIFFERENT?

**WHAT WOULD THE COUNCIL LIKE TO SEE COVERED AT THE NEXT FEE
SCHEDULE WORKSHOP?**

GOALS SET?

GOALS ATTAINABLE?