

**BEFORE THE CITY COUNCIL
OF CITY OF ALBION, IDAHO**

RESOLUTION NO. 2016-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF ALBION, IDAHO ADOPTING A POLICY FOR
UTILITY SERVICE CHARGES AND BASE RATE FEES
FOR THE BENEFIT OF THOSE PROPERTIES
CONNECTED TO THE CITY OF ALBION'S UTILITY
SYSTEMS AND PROVIDING AN EFFECTIVE DATE.**

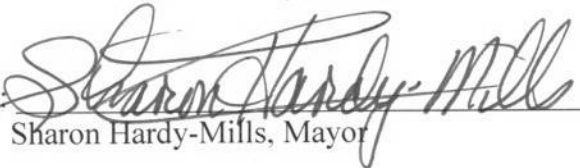
NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF ALBION, IDAHO hereby adopts the POLICY FOR UTILITY SERVICE CHARGES AND BASE RATE FEES to direct rates and fees for the benefit of those properties that are connected to the City of Albion utility systems.

The document entitled Policy for Utility Service Charges and Base Rate Fees is attached hereto as Exhibit A, consisting of five (5) pages, which document is made a part hereof by reference as though fully set forth. Said policy shall prevail and take precedence in the instance of any conflict with existing City of Albion Ordinances, Resolutions, Regulations or Council actions made, taken or enacted prior to this resolution taking full force and effect.

This Resolution No. 2016-01 shall be of full force and effect upon its execution by the Mayor and Clerk for the City of Albion.

APPROVED AND ADOPTED this 2 day February, 2016.

THE CITY OF ALBION, IDAHO

By: 
Sharon Hardy-Mills, Mayor

ATTEST:


~~Mary Yeaman, Clerk~~
Sharitty Parish, Deputy Clerk

**POLICY FOR UTILITY SERVICE
CHARGES AND BASE RATE FEES:**

It is the general policy of the City of Albion, Idaho that properties benefitted by connection to City utility systems, i.e., electrical, water or sewer, should pay adequate fees to maintain and operate each such system. Additionally, user fees should fund adequate financial reserves for capital improvements to such systems, including but not necessarily limited to repairs and replacement.

Furthermore, the City is under obligation, pursuant to Water and Sewer System Bonds, to set operating costs and service charges to provide adequate operation and maintenance, emergency repair reserves, obsolescence reserves, debt service and debt service reserves. These fees must be, and remain, reasonable and nondiscriminatory.

The City recognizes that certain circumstances and situations may arise regarding utility service fees and base rates, that would make such fees and rates seem unjust or inequitable. Inasmuch as the general policy, as hereinabove stated, is for provision of efficient, effective, and economical management and operation of the City's utility systems to thereby serve the best interests of the public, the determination by the Council, in the exercise of the Council's discretion, to waive fees and rates must be deemed to be in the public interest. Such waiver must also be reasonable and nondiscriminatory in its application.

Therefore, the City has determined to designate four (4) separate categories of utility billings to structure reasonable and nondiscriminatory fees and rates. These categories are: Standard Use Lot; Part-time or Vacation Occupancy Lot; Unoccupied Lot; and Vacant Lot.

DEFINITIONS:

Standard Use Lot: a standard use lot is a lot on which are situated permanent structures (including mobile homes) that are occupied for six (6) months or more of the calendar year. Such lots shall pay a standard base rate, and then a use rate based upon metered use of the utility.

Part-time or Vacation Occupancy Lot: a part-time or vacation occupancy lot is a lot on which are situated permanent structures, or temporary residential or dwelling structures (i.e., camp trailers, tent-like structures, motorhomes, etc.) that are occupied or in place on the property for six (6) months or less in each calendar year. During such time of occupancy standard rates shall apply and be billed. At times when unoccupied, a lesser rate shall apply and be billed. It is the sole responsibility of the landowner or occupier to inform the City of times of occupation and times of absence. Failure to notify of occupation shall result in retroactive billing for standard rate, and the lesser rate of non-occupied lot shall not be allowed going forward.

Unoccupied Lot: an unoccupied lot is a lot on which a dwelling is located, but is not being lived in. On such a lot the utilities must be disconnected. A disconnect fee will be charged for the disconnection, no monthly fees or usage fees will be charged during the disconnected time, and a reconnection fee will be charged at such time as reconnection is desired. If reconnection occurs one (1) year or more after disconnection, an inspection shall be conducted before reconnection, at owner's expense, to assure that all electrical and plumbing infrastructure meets currently existing code. This inspection must be accomplished by an inspector appropriately licensed in the State of Idaho. The owner shall present a certificate of inspection to the City certifying that the infrastructure meets currently existing code. Reconnection shall not occur until all infrastructure is inspected and certified as meeting existing code requirements. Any costs of upgrading infrastructure shall be at owner's expense. There shall be no occupancy of any kind during the time of disconnection.

Vacant Lot: a vacant lot is a lot on which there is no dwelling or structure of any kind. If such lot has any metering for electrical or water or hookups for electrical, water or sewer, a fee shall be charged on a monthly basis. If the lot has no metering or hook ups of any kind, then no fee shall be charged for electrical, water or sewer.

RATES ESTABLISHED:

Fees and Rates are hereafter established by Resolution of the City Council regarding Electrical, Water and Sewer rates in and for the City of Albion. The current rate structures are as follows:

Electrical

<u>Category of Use</u>	<u>Monthly Base Rate</u>	<u>Metered Rate</u>
Standard	\$9.00	8.66 ¢/Kw
Part-time or Vacation Occupancy		
Occupied	\$9.00	8.66 ¢/Kw
Absent	\$9.00	8.66 ¢/Kw
Unoccupied	\$0.00	\$0.00
Vacant		
Service		
No Service	\$0.00	\$0.00

Water

<u>Category of Use</u>	<u>Monthly Base Rate</u>	<u>Metered Rate¹</u>
Standard		
5/8 in. service	\$31.50	
3/4 in. service	\$36.57	
1 in. service	\$36.89	
1 1/2 in. service	\$43.56	
2 in. service	\$46.73	

Part-time or Vacation Occupancy

<u>Size of Service</u>	<u>Monthly Base Rate</u>	
	<u>Occupied²</u>	<u>Absent</u>
5/8 in. service	\$31.50	\$16.25
3/4 in. service	\$36.57	\$18.29
1 in. service	\$36.89	\$18.45
1 1/2 in. service	\$43.56	\$21.78
2 in. service	\$46.73	\$23.37

Unoccupied

	\$0.00	\$0.00
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¹ Water usage is charged on a per Thousand gallon basis at the following rates:
\$0.20 per 1000 gallons for water usage in excess of 25,000 but not exceeding 150,000 gallons
\$2.40 per 1000 gallons for water usage in excess of 150,000 gallons

² The fee indicated below for "Occupied" structures is the monthly base rate, based upon size of service line. Any water usage is additionally charged on a "per gallon metered usage" as is set forth in footnote 1.

Vacant

<u>Size of Service</u>	<u>Rate/use service³</u>	<u>Locked Meter</u>
5/8 in. service	\$31.50	\$16.25
3/4 in. service	\$36.57	\$18.29
1 in. service	\$36.89	\$18.45
1 1/2 in. service	\$43.56	\$21.78
2 in. service	\$46.73	\$23.37
No Service	\$0.00	\$0.00

Sewer

<u>Category of Use</u>	<u>Monthly Base Rate</u>	<u>Metered Rate</u>
Standard		no metered rates for sewer
Residential	\$45.00	
Commercial	\$65.00	
Part-time or Vacation Occupancy		
Occupied		
Residential	\$45.00	
Commercial	\$65.00	
Absent		
Residential	\$22.50	
Commercial	\$32.50	
Unoccupied	\$0.00	\$0.00
Vacant		
Service		
No Service	\$0.00	\$0.00

³ Metered water rate usage applies as set forth in footnote 1.

Disconnect/Reconnect Fees and Expenses:

In any event that a utility shall be disconnected any expenses associated with disconnecting or reconnecting utilities under this policy shall be the sole responsibility and obligation of the property owner of the service address. The City Council may additionally set and collect disconnect and reconnect fees from the owner of the service address, which fees shall constitute a lien against the real property associated with the service address. Property owner, in making or acceding to a request under this policy, consents to such lien against real property for which such service is associated.

Late Payment Fees:

Any payments for utilities under this policy, and under any applicable ordinance or resolution of the City of Albion, that is not timely provided and paid to the City by the 25th day of each month, shall be subject to a late payment fee of \$10.00 for that month, in addition to the underlying amount of the utility billing.