

Ordinance No. 310

AN ORDINANCE ESTABLISHING WATER RATES.

BE IT ORDAINED by the City Council of the City of Lake Norden that the water rates within the municipality shall be as established herein.

Section I. Purpose

The purpose of this Ordinance shall be to generate sufficient revenue to pay for all of the costs of the operation and maintenance of the municipal water system.

Section II. Determining Total Annual Cost of Maintenance and Operation

The City of Lake Norden, or its engineer, shall determine the total annual cost of maintenance and operation of the municipal water system. The total annual cost of maintenance and operation shall include, but need not be limited, to labor, repairs, equipment replacement, maintenance, necessary modifications, power, sampling, laboratory fees, and a reasonable capital outlay reserve.

1. Establishes a restricted cash fund for repair and replacement.
 - a. The Finance Officer shall annually appropriate the sum of \$3,000.00 in a restricted cash fund within the Water Fund exclusively for the repair and replacement costs associated with the maintenance of the municipal water system.

Section III. Water Deposits

All owners or occupants using municipal water and/or sewer services, including but not limited, to home, commercial, and industrial facilities shall pay a deposit of \$100.00 before commencement of service to a new party or in a unit already served. The deposit may be returned when use is terminated and the account has been timely paid in full. The deposit requirements are to insure payment for use of water, sewer and garbage services.

Section IV. Installing of Water Meters

The City will install water meters in all homes, commercial and industrial facilities where possible. In the case of some mobile homes or other residences where the installation of a meter is not feasible, then the average charge based upon comparable meter readings will be used.

Section V. Water Rates

The minimum charge for the use of city water shall be \$14.00 per month for each unit and which allows the use of 1,000 gallons. There is also a surcharge of \$2.31 per month to satisfy the requirements of the Reed loan.

The charge for water used in any month in excess of 1,000 gallons shall be \$2.00 per thousand gallons.

The minimum charge per month for the use of city water in non-metered units shall be as follows:

Single member household	\$14.00 + \$2.31 surcharge = \$16.31
Two member household	\$16.00 + \$2.31 surcharge = \$18.31
Three member household	\$18.00 + \$2.31 surcharge = \$20.31
Four (+) member household	\$20.00 + \$2.31 surcharge = \$22.31

The minimum charge per month for the use of city water for commercial/industrial units shall be as follows:

Davisco International, Inc. \$16,425.00 Monthly Minimum plus \$0.65 per 1000 gallons over 12,166,667 gals/month + \$2,218.40 surcharge

Lakeview Court \$280.00 + \$46.20 surcharge

Lake Norden Care Center \$40.00/first 1000 gallons, plus \$2.00 per 1000 gallons over 1000 gals/month + \$6.00 surcharge

Section VI. Delinquent Accounts

All water accounts are due upon billing and payable to the City of Lake Norden.

All accounts remaining unpaid after twenty (20) days shall be deemed delinquent.

Notice of delinquent accounts shall be made to occupant or owner either by an authorized official of the City or by first class mail. Such notice shall state that water services will be subject to termination within five (5) working days unless all balances due shall have been timely paid in full and the deposit reinstated to the full amount.

All accounts will be assessed a 1.5% per month finance charge on unpaid balances on the 20th of the month. The payment of the balance due must be received by the 20th of the month following the billing date to avoid a finance charge.

1. Definition - Disconnection of Services

For the purpose of this Ordinance a "customer" shall include both the owner of the property for which the water, sewer or garbage service is provided, and the person occupying the premises and actually utilizing the water/sewer service or garbage collection. It being the intention of this Ordinance that when service has been disconnected for non-payment of bills or for disregard of regulation, then it shall not be resumed for the owner of the property or for a new tenant or other person occupying the property until all unpaid bills, together with any finance charge, and all fees for the re-establishment of service to such property is paid in full.

2. Discontinuance of Service - Reconnection Fee

The City of Lake Norden reserves the right to discontinue service to any and all customers of the water or sewer systems, without notice, when necessary for repairs, or for nonpayment of water, sewer or garbage bills, or for disregard of rules and regulations affecting the service. When a service has been discontinued for nonpayment of bills or for disregard of regulations, then it shall not be resumed except upon payment of the unpaid bills, together with any finance charge and full compliance with regulations, and the payment to the City Office of a reconnect fee. If the deposit has been applied to the bill as part of the payment, then the reconnect fee shall be in the amount of \$100.00 to re-establish the deposit. If the deposit has not been applied as part of the payment of the bill, then the reconnect fee shall be in the amount of \$25.00. Any reconnect after hours will have a fee of \$40.00 (5:00 p.m. through 8:00 a.m.).

3. Disconnection of Services - Rental Property

1. Definition of Multiple-Family Dwellings

Multiple-Family Dwellings shall be defined as residential buildings designed for or occupied by three (3) or more household units.

2. Definition of Apartment House

Apartment house shall be defined as a detached dwelling designed for or occupied by four (4) or more household units.

3. Definition of Manufactured Home Park

Manufactured Home Park shall be defined as a developed space/location for the placement of manufactured homes for occupancy of household units.

a. Landlords or property owners whose tenants are billed directly by the City may be assured of notice prior to disconnection of service by notifying the Finance Officer of their name and address along with the description of the rental property. In the event that the tenants fail to pay the utility bills as provided herein, then the landlord or property owner shall be held liable for the delinquent account. Services shall not be reconnected unless the outstanding balance, plus applicable deposits and reconnection fees, are paid in full by the landlord or property owner.

b. City services provided for tenants of Multiple-Family Dwellings shall be billed directly to the landlord or owner of said rental property. Non-payment of bills or disregard of regulations by the landlord or owner of rental property shall result in the loss of city services to all household units located within the Multiple-Family Dwelling.

c. City services provided for tenants of Apartment Houses shall be billed directly to the landlord or owner of said property. Non-payment of bills or disregard of regulations by the landlord or owner of rental property shall result in the loss of city services to all household units located within the Apartment House.

d. City services provided for tenants of Manufactured Home Parks, which are established after November 7, 2006, shall be billed directly to the landlord and/or the owner of said property. Furthermore, any Manufactured Home Park that has been established prior to November 7, 2006, and ownership and/or management of said Manufactured Home Park transfers and/or changes shall be billed directly for city services provided for tenants. Non-payment of bills or disregard of regulations by the landlord or owner of the Manufactured Home Park shall result in the loss of city services to all household units located within the Manufactured Home Park.

City of Lake Norden
Jason Aho, Mayor

(SEAL)
Attest:

Delores Kangas, Finance Officer

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