

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/Finance Director

4 **ORDINANCE 22-61**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE CITY OF HOMER WATER AND SEWER RATES AND
8 UPDATING THE CITY FEE SCHEDULE ACCORDINGLY.
9

10 WHEREAS, Water and sewer utility services shall be reviewed annually shall take effect
11 as of January 1, 2021; and
12

13 WHEREAS, Based on a the water sewer rate model prepared by the Water Sewer Rate
14 Task Force and adopted by the Homer City Council in Resolution 13-048(S-2)(A-3) adjustments
15 to the rates are recommended and warranted to reflect the true cost of water and sewer
16 services.
17

18 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
19

20 Section 1. The City Council of Homer, Alaska hereby amends the City Fee Schedule
21 under water and sewer fees as follows:
22

23 **SEWER**

24
25 **Customer Classification Definitions for Determining Sewer Connection and Extension**
26 **Permit Fees**

27 Single Family Residential: A unit providing housing for one household; with less than 25% of the
28 building area used for business or commercial purposes.

29 Multi-Family Residential: A building or lot occupied by more than one household: contained within one
30 building or several buildings within one complex. Examples of multi-family units includes duplexes,
31 four-plexes and up, apartments, condominiums, co-housing projects, and multiple structures on one
32 lot (where units are normally rented or occupied for longer than one month at a time). Examples of
33 units not considered as multi-family include hotels, motels, B&B's seasonal rooms/cabins (where units
34 are routinely rented or occupied for less than one month at a time.)

35 Commercial: Any user not defined as Residential.

| Sewer Connection Permit Fee | |
|---|-----------|
| Single Family | \$255.00* |
| Multi-Family/Commercial | \$330.00* |
| *All other fees for delayed or deferred services, in lieu of assessments and necessary right-of-way permits, shall be in addition to the permit fee. A property owner installing a sewer connection | |

which qualifies for a deferred assessment payment or makes a payment in lieu of assessment shall pay the assessment prior to issuance of the connection permit.

36

37 **Customer Classification Definitions for Determining Sewer Rates**

38 Lift Station Zone Customer: There are eleven sewage lift/pump stations that are used for pumping
 39 wastewater or sewage from areas with lower elevation than the treatment plant. Customers who are
 40 located in these areas shall be charged additional fees for the cost added to the services (see Table I
 41 and II).

42 Non-Lift Station Zone Customer: Customers who are located in the zone that do not need lift/pump
 43 station services.

44 Sewer System Dischargers (Sewer ONLY customers): Customers who use sewer service only shall be
 45 charged a monthly fee of \$5 plus sewer usage fee based on assessed volume of 3,000 gallons per month
 46 multiplied by the applicable sewage rate (see Table II). Kachemak City Local Improvement District (LID)
 47 members have contributed to the initial cost of the sewer treatment plant and the collection system.
 48 For Kachemak City LID dischargers connected within the LID, the City of Homer shall bill Kachemak City
 49 in one single bill at the Lift-Station Zone Rate of ~~\$79.65~~ **\$85.20** (~~\$72.90~~ ~~\$79.20~~ + ~~\$6.75~~ **\$6.00**) per month
 50 per customer. Kachemak City shall be billed a \$5 monthly service charge to cover all Kachemak City
 51 sewer customers and shall be responsible for payment to the City of Homer.
 52

53 **Sewer Rate Schedule**

54 All sewer utility services shall be billed according to the following schedule (Table I, II). This schedule
 55 is for monthly sewer services and is in addition to any charges for connecting or disconnecting the
 56 service, installation of the service, or any assessment of the improvements.

Sewer Rates

Table I

| Customer Classification | Monthly Service | Usage Charge/Gallon |
|-----------------------------------|-----------------|-------------------------------------|
| Lift-Station Customer | | \$0.0243 \$0.0264 |
| Non-Lift-Station Customer | | \$0.0143 \$0.0151 |
| Multi-units (additional per unit) | \$5.00 | N/A |

Sewer ONLY Customers Rates

Table II

| | Fees/Rate/Usage | Per Customer Per Month |
|---------------------------|---|---|
| Lift-Station Customer | \$0.0243/Gal \$0.0264/Gal | \$72.90 \$79.20 |
| Non-Lift-Station Customer | \$0.0143/Gal \$0.0151/Gal | \$42.90 \$45.30 |
| Monthly Service | \$5.00/customer/mo. | \$5.00 (Kachemak City customers will be exempt from \$5 monthly service fee. Kachemak City will be billed a \$5 monthly service fee to |

| | | |
|------------------------------|--|---|
| | | cover all Kachemak City sewer customers.) |
| Pumping Fee (If Applicable) | \$6.75/customer/mo. <u>\$6.00/customer/mo</u> | \$6.75 <u>\$6.00</u> |
| Assumption: Avg. Sewer Usage | 3,000 Gal/Mo. | |

57
 58 Domestic sewer service customers who use large quantities of City water in addition to their domestic
 59 use shall be allowed, with the Public Works Director's approval, to install an additional water meter on
 60 the domestic water use line for the purpose of metering and charging for domestic sewer system use.
 61 Sewer system use will be billed monthly.

62 The City will allow, upon approval by Public Works and a permit from the Public Works Department, a
 63 second water usage meter – called a seasonal sewer meter – for each customer that desires to measure
 64 the flow of City water that is not discharged to the sewer system during the summer growing season,
 65 June 15 through September 15. Rates noted above do not apply.

66 Seasonal Sewer Meter Fee is \$251.75.

67 This second meter will be read monthly during the summer and sewer charges will be credited
 68 monthly. The meter may not be subject to read during the fall and winter months. Any charges
 69 accrued during that period will be reflected the first billing cycle the meter is read.
 70

71 **WATER**

72
 73 A 4.85% of total charges charged to every customer outside of city limits in lieu of city sales tax will be
 74 applied to those water accounts outside city limits.
 75

76 **Customer Classification Definitions for Determining Water Connection and Extension**
 77 **Permit Fees**

78 Single Family Residential: A unit providing housing for one household; with less than 25% of the
 79 building area used for business or commercial purposes.

80 Multi-Family Residential: A building or lot occupied by more than one household: contained within one
 81 building or several building within one complex. Examples of multi-family units includes duplexes, four-
 82 plexes and up, apartments, condominiums, co-housing projects, and multiple structures on one lot
 83 (where units are normally rented or occupied for longer than one month at a time). Examples of units
 84 not considered as multi-family include hotels, motels, B&B's seasonal rooms/cabins (where units are
 85 routinely rented or occupied for less than one month at a time.)

86 Commercial: Any user not defined as Residential.

| | |
|-------------------------|-----------|
| Water Connection Fee | |
| Single Family | \$300.00* |
| Multi-Family/Commercial | \$375.00* |

*All other fees for delayed or deferred services, in lieu of assessments and necessary right-of-way permits, shall be in addition to the permit fee. A property owner installing a water connection which qualifies for a deferred assessment payment or makes a payment in lieu of assessment shall pay the assessment prior to issuance of the connection permit.

87

88 **Customer Classification Definitions for Determining Water Rates**

89 Bulk Water Customers: The bulk water customers are the resellers of water or water users who
90 purchase water from the water plant directly and are not in the metered water distribution system.

91 Non-Bulk Customers: All customers who receive water from the metered water distribution system.

92 Multi-Units: An additional \$5 monthly charge shall apply to each of the units of a building or lot
93 occupied by more than one household or commercial entity contained within one building or several
94 buildings within one complex. Examples of multi-family units include duplexes, four-plexes and up,
95 apartments, condominiums, co-housing projects, and multiple structures on one lot (where units are
96 normally rented or occupied for longer than one month at a time). Examples of units not considered as
97 multi-family include hotels, motels, and B&B's seasonal rooms/cabins (where units are routinely rented
98 or occupied for less than one month at a time.)

99 This fee applies to all multi-unit structures defined in the sewer section of this for apartments, rental
100 units or multi-unit buildings where each unit would have one or more restrooms and are intended to
101 be rented on a monthly basis where there is only one meter installed, excluding a rental building
102 restroom used for shared or public use.
103

104 **Water Rate Schedule**

105 All water utility services shall be billed according to the following schedule. This schedule is for monthly
106 water service and is in addition to any charges for connecting or disconnecting the service, installation
107 of the service or any assessment of the improvements.

Water Rates

Table III

| Customer Classification | Monthly Service | Usage Charge/Gallon |
|-----------------------------------|----------------------------------|-------------------------------------|
| Lift-Station Customer | \$14.00 \$0.00 | \$0.0107 \$0.0141 |
| Non-Lift-Station Customer | \$14.00 \$0.00 | \$0.0107 \$0.0141 |
| Multi-units (additional per unit) | \$5.00 | |
| Bulk Water | \$14.00 \$0.00 | \$0.0147 \$0.0181 |

108

109 **Meter Size Deposits**

110 \$750 meter deposit shall apply to metered fire hydrant connections. The deposit will be returned when
111 the meter is returned undamaged. This deposit may be waived upon the recommendation of the Public
112 Works Superintendent.

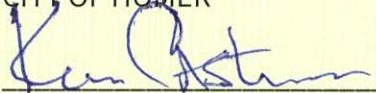
113 If a bulk water customer purchases a meter from the City for measuring the quantity of water
114 purchased, it shall be exempt from the monthly meter service charge. It is the responsibility of the bulk
115 water customer to maintain that meter so the City can accurately determine the amount of water being

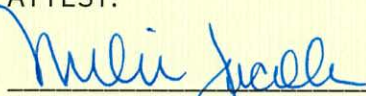
116 purchased. In the event the meter fails, it is the bulk water customer's responsibility, at its expense, to
117 repair it or purchase a replacement meter from the City. The City may at any time test the meter for
118 accuracy.

| Size (inches) | Residential Users | Non-residential Users |
|---------------|-------------------|-----------------------|
| 5/8 | \$75.00 | \$220.00 |
| 3/4 | \$80.00 | \$230.00 |
| 1 | \$90.00 | \$250.00 |
| 1-1/2 | \$115.00 | \$310.00 |
| 2 | \$150.00 | \$370.00 |
| 3 | \$220.00 | \$525.00 |
| 4 | \$310.00 | \$730.00 |
| 6 | \$520.00 | \$1,225.00 |

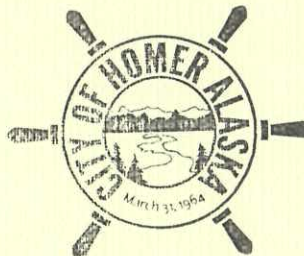
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120
121 Section 2. This ordinance is a budget ordinance only, it is not permanent in nature and
122 shall not be codified.

123
124 ENACTED BY THE HOMER CITY COUNCIL this 26th day of September, 2022.

125
126 CITY OF HOMER
127 
128 _____
129 KEN CASTNER, MAYOR

130
131
132 ATTEST:
133 
134 _____
135 MELISSA JACOBSEN, MMC, CITY CLERK

136
137 YES: 6
138 NO: 0
139 ABSENT: 0
140 ABSTAIN: 0



141
142 First Reading: 9.12.22
143 Public Hearing: 9.26.22
144 Second Reading: 9.26.22
145 Effective Date: 9.27.22