

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

3 City Manager/Finance Director

4 **ORDINANCE 23-24**

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 and shall take
11 effect the first full billing period in July 2023; 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 **WATER**

24
25 A 4.85% of total charges charged to every customer outside of city limits in lieu of city sales tax will be
26 applied to those water accounts outside city limits.
27

28 **Customer Classification Definitions for Determining Water Connection and Extension**
29 **Permit Fees**

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

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

38 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.	

39

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

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

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

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

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

55

56 **Water Rate Schedule**

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

Water Rates

Table III

Customer Classification	Monthly Service	Usage Charge/Gallon
Non-Lift-Station Customer	\$0.00 \$0.00	\$0.0141 \$0.0161
Lift-Station Customer	\$0.00 \$0.00	\$0.0141 \$0.0161
Multi-units (additional per unit)	\$5.00	
Bulk Water	\$0.00 \$0.00	\$0.0181 \$0.0201

60

61 **Meter Size Deposits**

62 \$750 meter deposit shall apply to metered fire hydrant connections. The deposit will be returned when
 63 the meter is returned undamaged. This deposit may be waived upon the recommendation of the Public
 64 Works Superintendent.

65 If a bulk water customer purchases a meter from the City for measuring the quantity of water
 66 purchased, it shall be exempt from the monthly meter service charge. It is the responsibility of the bulk

67 water customer to maintain that meter so the City can accurately determine the amount of water being
 68 purchased. In the event the meter fails, it is the bulk water customer's responsibility, at its expense, to
 69 repair it or purchase a replacement meter from the City. The City may at any time test the meter for
 70 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

71

72 **SEWER**

73

74 **Customer Classification Definitions for Determining Sewer Connection and Extension**
 75 **Permit Fees**

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

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

84 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.	

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 86
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89 **Customer Classification Definitions for Determining Sewer Rates**

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

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

96 Sewer System Dischargers (Sewer ONLY customers): Customers who use sewer service only shall be
 97 charged a monthly fee of \$5 plus sewer usage fee based on assessed volume of 3,000 gallons per month
 98 multiplied by the applicable sewage rate (see Table II). Kachemak City Local Improvement District (LID)
 99 members have contributed to the initial cost of the sewer treatment plant and the collection system.
 100 For Kachemak City LID dischargers connected within the LID, the City of Homer shall bill Kachemak City
 101 in one single bill at the Lift-Station Zone Rate of ~~\$85.20~~ **\$88.50** (~~\$79.20~~ ~~\$82.50~~ + \$6.00) per month per
 102 customer. Kachemak City shall be billed a \$5 monthly service charge to cover all Kachemak City sewer
 103 customers and shall be responsible for payment to the City of Homer.
 104

105 **Sewer Rate Schedule**

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

Sewer Rates

Table I

Customer Classification	Monthly Service	Usage Charge/Gallon
Non-Lift-Station Customer		\$0.0151 \$0.0167
Lift-Station Customer		\$0.0264 \$0.0275
Multi-units (additional per unit)	\$5.00	N/A

Sewer ONLY Customers Rates

Table II

	Fees/Rate/Usage	Per Customer Per Month
Non-Lift-Station Customer	\$0.0151/Gal \$0.0167/Gal	\$45.30 \$50.10
Lift-Station Customer	\$0.0264/Gal \$0.0275/Gal	\$79.20 \$82.50
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)		\$6.00
Assumption: Avg. Sewer Usage	3,000 Gal/Mo.	

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

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


117 Seasonal Sewer Meter Fee is \$251.75.

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

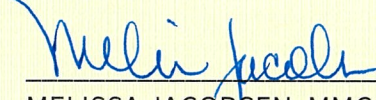
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122 Section 2. This ordinance is a budget ordinance only, it is not permanent in nature and
123 shall not be codified.

124
125 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 22nd day of May, 2023.

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: 4.24.23
143 Public Hearing: 5.8.23 & 5.22.23
144 Second Reading: ~~5.15.23~~ 5.22.23
145 Effective Date: 5.23.23

