

2. Utility and City Services Fees

Increased 5.00%

	Effective January 1, 2015		Effective January 1, 2016		Effective January 1, 2017	
	Over 700 Cubic Feet; First 700 Cubic Feet	Per 100 Cubic Feet	Over 700 Cubic Feet; First 700 Cubic Feet	Per 100 Cubic Feet	Over 700 Cubic Feet; First 700 Cubic Feet	Per 100 Cubic Feet
2.1. Water Rates						
5/8"x 3/4" meter	\$ 19.48	\$ 2.24	\$ 20.45	\$ 2.35	\$ 21.47	\$ 2.47
3/4" meter	19.48	2.24	20.45	2.35	21.47	2.47
1" meter	23.11	2.24	24.27	2.35	25.48	2.47
Multi-family rate per dwelling	19.48	2.24	20.45	2.35	21.47	2.47
1-1/4" to 1-1/2" meter	26.43	2.24	27.75	2.35	29.14	2.47
2" meter	33.85	2.24	35.54	2.35	37.32	2.47
3" meter	42.50	2.24	44.63	2.35	46.86	2.47
6" meter	85.04	2.24	89.29	2.35	93.75	2.47

Note: for water users outside of City limits, a factor of 1.5 is applied to applicable utility rates.

2.2. Water Service Shut Off

	Fee	
Shut off fee for non-payment	\$ 30	Pursuant to Code 4.235 (2)
Shut off fees pursuant to request from customer:		
Shut off fee for a period of less than 15 days	\$ 20	Pursuant to Code 4.185 (2)
Shut off fee for a period of not less than 15 days	\$ -	Pursuant to Code 4.185 (1)

Note: a onetime fee of \$30 will be charged for shut off due to non-payment. Water shall not be returned to service until the customer pays their account balance in full and the \$30 fee. A onetime fee of \$20 will be charged to a water customer that wishes to have their service discontinued for a period of less than 15 days. Water shall not be returned to service until the customer pays their account balance in full and the \$20 fee. No shut off fee will be charged for having service discontinued for a period of not less than 15 days. Please also refer to the section below as "turn on" fees may or may not apply as well.

2.3. Water Service Turn On

	Fee
Turn on fee when service is performed after regular working hours	\$ 100
Turn on fee when service is performed during regular working hours:	
Turn on for a period of less than 15 days	\$ 20
Turn on for a period of not less than 15 days	\$ -

Note: a onetime fee of \$100, in addition to shut off fees, will be charged to turn on water service after hours. A onetime fee of \$20 dollars will be charged to turn on water and set up an active billing account for less than 15 days. No fee will be charged for turn on of water service for a period of not less than 15 days.

2.4. Delinquent Services Bill Accounts

	Fee
Interest: monthly interest rate on delinquent balances due	1.00%
Ten-day Notice fee (sent out for 3 months past due and over \$200)	\$ 7.50
Door Hanger Shut-off fee (received at least 2 days prior to shut-off)	\$ 10.00
Door Hanger Shut-off fee- repeat occurrence (i.e. each additional door hanger after one is received for the year)	\$ 20.00

Increased 5.00%

2.5. Bulk Water Rates (per 1,000 gallons)

	eff. 1/1/15	eff. 1/1/16	eff. 1/1/17
5/8"x 3/4" meter	\$ 3.71	\$ 3.90	\$ 4.10

A special bulk water charge shall be charged to bulk users, such as commercial cleaning services, commercial spraying businesses, contractors and other commercial bulk users of water recognized by the city. Each bulk user shall obtain a permit from the public works department, which shall be free of charge, and the user may be required to pay a refundable cash deposit of one hundred dollars or more before the permit is granted.

2.6. Reduced Utility Bill Rates for Qualifying Low-income Households

	Effective January 1, 2015		Effective January 1, 2016		Effective January 1, 2017	
	Over 700 Cubic Feet;		Over 700 Cubic Feet;		Over 700 Cubic Feet;	
	First 700 Cubic Feet	Per 100 Cubic Feet	First 700 Cubic Feet	Per 100 Cubic Feet	First 700 Cubic Feet	Per 100 Cubic Feet
5/8" x 3/4" meter	\$ 9.74	\$ 2.24	\$ 10.23	\$ 2.35	\$ 10.74	\$ 2.47
3/4" meter	9.74	2.24	10.23	2.35	10.74	2.47

Monthly water service charges to the principal residence of low income citizens as defined in this section shall be as follows: for 5/8-inch or 3/4-inch water meter; the first 700 cubic feet of water use shall be charged at one-half the regular consumption rate; water used in excess of the first seven hundred cubic feet of water used shall be charged at the regular consumption rate. There shall be no reduced water service charge for meters in excess of those described above.

Only principal residences occupied by a person(s) having an annual income(s) that does not exceed 185% of the federal poverty low income guidelines (as established for both single and multiple person households, by the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).), are eligible for reduced utility bill rates renewable July 1st of every fiscal year.

2.7. Water Meter Installation Services

	Effective January 1, 2015		Effective January 1, 2016		Effective January 1, 2017	
	Dig-In Service	Drop-In Service	Dig-In Service	Drop-In Service	Dig-In Service	Drop-In Service
	5/8" x 3/4" meter	\$ 2,373	\$ 318	\$ 2,492	\$ 334	\$ 2,616
3/4" meter	2,431	376	2,553	395	2,680	415
1" meter	2,489	434	2,613	456	2,744	479
1" to 1-1/2" meter	4,167	666	4,376	699	4,595	734
2" meter	4,399	1,100	4,619	1,155	4,850	1,212

All other connection and installation charges for water meters in excess of two-inches shall be determined after the City has performed the work and the actual cost has been determined. Such cost shall include labor, materials and services, equipment and indirect overhead costs. An advance cash deposit shall be required at the time that a building permit is issued for water meters in excess of 2-inches: for each three-inch meter, \$10,000; four-inch meter, \$10,000; six-inch meter, \$15,000; and eight-inch meter \$15,000.

When the amount of the cash deposit exceeds the City's actual cost, the difference shall be refunded. When the City's actual cost exceeds the cash deposit, the difference shall be due immediately; if the difference is not paid within 30 days of the billing date, interest and finance charges shall accrue at the rates stated in Section 2.4. The price structure has been calculated to recover costs associated with dig-in service piping installations up to and including 40 linear feet.

Any service installation requiring piping extensions ranging from 40 linear feet up to 125 linear feet will be charged an additional \$50 per linear foot, in addition to the charge listed above. Service installations requiring piping extensions longer than 125 linear feet shall be negotiated. The West Linn Public Works Department will provide a written estimate detailing the work to be performed, and the applicant shall agree and make a cash deposit prior to the commencement of work. Final billings for this work shall be consistent with this fee schedule.

Service Definitions:

Dig-in Service: Condition where the City or its agent must physically tap into a main water line to extend water service to the property.

Drop-in Service: An existing condition where a developer of a residential subdivision or commercial complex has installed water services to each serviceable and buildable lot in accordance with City specifications.

2.8. Sanitary Sewer Collection Rates	Effective January 1, 2015		Effective January 1, 2016		Effective January 1, 2017	
	Residential	Commercial	Residential	Commercial	Residential	Commercial
	City of West Linn	\$ 17.08	\$ 17.08 plus \$1.64 per CCF over 10 per month	\$ 17.93	\$ 17.93 plus \$1.72 per CCF over 10 per month	\$ 18.83

Tri-City Service District	Effective July 1, 2014		Effective July 1, 2015		Effective July 1, 2016	
	Residential	Commercial	Residential	Commercial	Residential	Commercial
		\$ 19.00	\$ 19.00 plus \$1.90 per CCF over 10 per month	\$ 20.00	\$ 20.00 plus \$2.00 per CCF over 10 per month	\$ 21.50

Tri-City Service District is the separate entity that treats City of West Linn sewage and accordingly, the City passes through their charges to West Linn citizens. These pass-through charges are not determined by the City, but rather by the Tri-City Service District and historically have changed every July 1st, as opposed to January 1st when the City's charges have historically changed.

The above sewer rates for Tri-City Service District are actually stated on a per "Equivalent Dwelling Unit (EDU) basis, which should be based on water consumption". So in converting their EDU rates over to CCFs which are used for billing commercial properties in West Linn, if for residential units, every residence is deemed to have 1 EDU and therefore 1 base fee charge applies, then for commercial property, West Linn has historically (since at least 1999) determined that since 1 EDU = 1 residence = which is also about 10 CCFs. Therefore, for commercial billing purposes in West Linn, bill one of Tri-City's base fee which would include 10 CCFs, as a minimum charge for all commercial properties, and then one-tenth of the same base rate per CCF for water consumption used over 10 CCFs per month.

2.9. Surface Water Management Rates	Effective January 1, 2015		Effective January 1, 2016		Effective January 1, 2017	
	Equivalent Service Units (ESUs)		Equivalent Service Units (ESUs)		Equivalent Service Units (ESUs)	
	Monthly charge per ESU	\$ 5.86	\$ 6.15	\$ 6.46	1 ESU	1 ESU
Single family residential	\$ 5.86	\$ 6.15	\$ 6.46	2 ESU	2 ESU	2 ESU
Apartment (per unit)	3 ESU	3 ESU	3 ESU	3 ESU	3 ESU	3 ESU

Total equivalent service units are based on measured impervious area. The rate for "All Other Improved Premises" shall be computed by dividing the total measured impervious area by 2,914 square feet. The quotient is rounded to the nearest whole number and multiplied by the base equivalent service unit rate.

The City Council determines that the fees imposed upon by this resolution are not taxes subject to the property tax limitations of Article XI, section 11 of the Constitution.

2.10. Street Permit Fee

Permit Fee

Permit per project or contract \$ 50

Street permit fees are charged on a per project or per contract basis.

2.11. Roadway Maintenance Fee

(or commonly referred to as Street Maintenance Fee)

	Effective July 1, 2014	Effective July 1, 2015	Increased 5.00% Effective July 1, 2016
	Charge per Month	Charge per Month	Charge per Month
Residential:			
Single family residence	\$ 10.83 per month	\$ 11.37 per month	\$ 11.94 per month
Multi-family residence	10.27 per month	10.78 per month	11.32 per month
Commercial, Public Properties:			
Home-based businesses	\$ 5.89 per month	\$ 6.18 per month	\$ 6.49 per month
0 to 50 trips	5.89 per month	6.18 per month	6.49 per month
51 to 250 trips	0.66 per trip	0.69 per trip	0.72 per trip
251 to 500 trips	0.79 per trip	0.83 per trip	0.87 per trip
501+ trips	0.90 per trip	0.95 per trip	1.00 per trip
Maximums and Caps:			
Commercial maximum	\$510	\$920	\$948
Commercial yearly increase max	3%	3%	3%
Public institution maximum	\$300	\$300	\$300

A residence is defined by the presence of any size water meter, for the roadway maintenance fee. The system and structure of fees for roadway maintenance can be controlled through the vacancy of a residence and turning off water service to the vacant residence. The City Council determines that the roadway maintenance fees imposed upon residences are not taxes subject to the property tax limitations of Article XI, section 11(b) of the Oregon Constitution.

A multi-family housing unit is defined as a residential structure with multiple dwelling units in the same building that share one water meter. Because multi-family housing units cannot define vacancy based on the absence of water service, a multi-family rate can apply to eligible multi-family housing units. The multi-family housing rate is discounted based on the city-wide vacancy rate as determined by the City of West Linn Planning Department in effect for a one-year period as of July 1 of each fiscal year.

Per trip calculation for business establishments shall be calculated using trip generation rates for various types of development as provided in the Trip Generation Manual of the Institute of Traffic Engineers. Business establishments shall have the opportunity to review and modify data used in the trip calculation formula.

Monthly roadway maintenance fees to the principal residence of low income citizens as defined in this section shall be as follows: low income citizens shall be charged at one-half the regular rate. Any citizen currently receiving the reduced water service charge for low-income citizens shall automatically receive the reduced roadway maintenance fee. Principal residences occupied by a person(s) having an annual income(s) that does not exceed one hundred eighty-five percent (185%) of the most recently published federal poverty low income guidelines (as established by the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).), are eligible for reduced roadway maintenance fees.

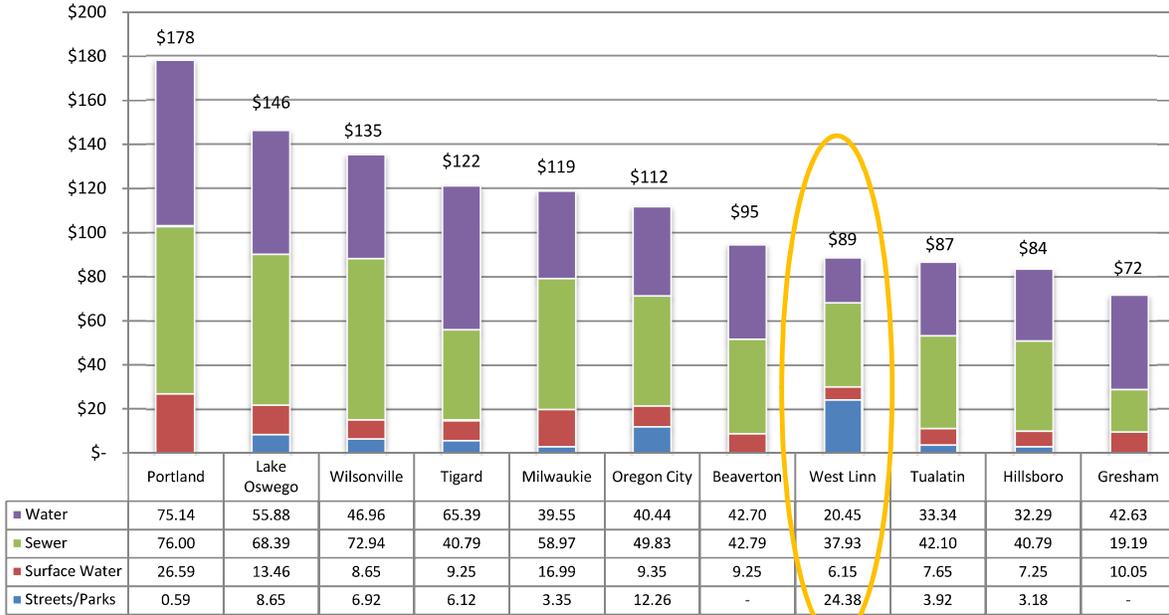
2.12. Park Maintenance Fee

[refer to Section 6.9 of the Parks Fee and Charges]

2.13. Fees for Utility Services

Comparing Fees on Monthly Utility Bills

(Based on a September 2015 survey of typical single-family homes)



This above graph compares the average utility services for the neighboring cities surrounding West Linn. As some cities bill monthly, some bill every two months, and some bill every three months, these amounts are converted to average monthly amounts so they are comparable to West Linn. Also, cities increase different rates at different times during the year; therefore, this graph is simply a picture in time reflecting the rates at the time that the survey was conducted. And finally, cities have different average water consumption amounts per household; so for the sake of this comparison, these rates are computed using an average 8ccfs of water used per month so as to be most comparable.

In addition to the utility services shown above, West Linn's monthly City Services Bill includes a Street Maintenance Fee and a Park Maintenance Fee. These other City service fees are not included in the graph above as cities fund these services through other methods. Below are West Linn's calculations:

Increased 5.00%

Average City Services Bill (residential)	eff. January 1, 2016		eff. July 1, 2016		eff. January 1, 2017	
	increased	avg bill	increased	avg bill	proposed	avg bill
Water Service Fee						
Base (includes up to 7ccf)	5%	\$ 0.97 \$ 20.45		\$ 20.45	5%	\$ 1.02 \$ 21.47
Sewer Service Fee						
Base fee to West Linn	5%	0.85 17.93		17.93	5%	0.90 18.83
Tri-City portion of sewer fee		20.00	8%	1.50 21.50		21.50
Avg sewer per house		37.93		39.43		40.33
Surface Water Management Fee	5%	0.29 6.15		6.15	5%	0.31 6.46
Fees for Utility Services		64.53		66.03		68.26
Fees for Other City Services						
Street Maintenance Fee		11.37	5%	0.57 11.94		11.94
Parks Maintenance Fee		13.01	5%	0.65 13.66		13.66
Total City Services		\$ 2.11 \$ 88.91		\$ 2.72 \$ 91.63		\$ 2.23 \$ 93.86
Usage rate per 1ccf over 7ccf	5%	0.11 2.35		2.35	5%	0.12 2.47