

# WHEELAR CREST CSD PRICING POLICY

Last Revised 12/11/2021

## GENERAL

The District is funded by annual assessments on parcels collected by the County and appear on the customers' property tax bill. In the Lower Swall Meadows Water System (LSMWS) there is an excess water usage fee on customers that exceed their monthly allotment. For those parcels within the District that do not have a connected service lateral, there is a one-time hook-up fee that will allow them to begin using water on their parcel. For any parcel that is within the District but outside the **zone of benefit** (service area) there is an additional charge to move the parcel into a **zone of benefit**. A parcel must be within a **zone of benefit** to receive water. There are two **zones of benefit**. An upper, Hilltop Estates zone and a lower, Pinon/Rimrock zone.

### YEARLY ASSESSMENTS – For All parcels within a zone of benefit

Zone 1 (Hilltop Estates)	\$400/year per parcel for an unconnected service lateral
	\$650/year per parcel for a connected service lateral
Zone 2 (LSMWS)	\$238.26/year per parcel for an unconnected service lateral
(Pinon and Rimrock)	\$541.46/year per parcel for a connected, metered service lateral subject to excess water usage fees.

## EXCESS WATER USAGE FEES (LSMWS ONLY)

Each metered lateral in the LSMWS is allotted 15,000 gallons of water per month (non-cumulative) as part of the basic annual assessment. Water usage over the basic monthly allotment is billed at the following rates:

15,000 to 20,000 gallons	-- \$1.00 per 1000 gallons
20,000 to 25,000 gallons	-- \$1.50 per 1000 gallons
25,000 to 30,000 gallons	-- \$1.75 per 1000 gallons
30,000 to 35,000 gallons	-- \$2.00 per 1000 gallons
35,000 to 50,000 gallons	-- \$3.00 per 1000 gallons
50,000 to 75,000 gallons	-- \$5.00 per 1000 gallons
Over 75,000 gallons	-- \$10.00 per 1000 gallons

Excess usage is billed semiannually by the District. Payment is due upon receipt. If payment is not received within 30 days the amount will be subject to a penalty. See Section: late payment / penalties / collection notices below.

## ANNUAL COST OF LIVING ADJUSTMENT (LSMWS only)

There will be an annual review by the BOD to determine if the yearly assessment (July 1<sup>st</sup> – June 30<sup>th</sup>) should be adjusted based on the consumer price index (CPI-U) published on April 30<sup>th</sup> of the previous fiscal year. This annual review have / will take effect July 1, 2019 for connected laterals and July 1, 2020 for unconnected laterals. This review will determine if and how much of a CPI adjustment is warranted. After five years these reviews will expire unless renewed prior to the last July deadline. If an adjustment is determined to be applicable, all affected parcel owners will receive written notice of the adjustment at least 30 days prior to July 1<sup>st</sup>.

## FEES / PROCESS TO RECEIVE WATER IF NOT CURRENTLY PROVIDED

**MOVE INTO ZONE OF BENEFIT – \$16,000.** If a parcel is already within a zone of benefit and paying the yearly unconnected service fee there is nothing to be done. But if a parcel is within the district but outside of a zone of benefit, there is a one-time fee of \$16,000. This fee provides for current and future water capacity requirements. It does not cover any costs required by the infrastructure to adequately supply water to the requested parcel(s) and to satisfy all county codes and regulations. These and any other costs that may be incurred are the responsibility of the parcel owner making the request.

**HOOKUP FEE - \$1,500.** If a parcel is already within a zone of benefit, there is a one-time hook-up fee to move from an unconnected service lateral to a connected service lateral. For most parcels, a service lateral and a shut off valve already exists and is usually located at the street side of the property line. If a service lateral does not exist, the location and the type of shut-off valve used must be approved by the District. The purchase and installation of all equipment is the responsibility of the owner.

**WILL-SERVE LETTER** – Once the hookup fee has been paid, the District will issue a will-serve letter. This letter is required by Mono County as part of their building permit process. The will-serve letter to an individual property owner is separate and distinct from a will-serve letter issued to a developer during the development phase of a project. Once the will-serve letter has been issued, the parcel will move from the unconnected service lateral fee to the connected service lateral fee at the next property tax cycle. A copy of the will-serve letter issued to the property owner will be sent to the Mono County building department.

**WATER METERS (LSMWS only)-** A water meter is required of all active connected service lateral. It must be purchased by the parcel owner but approved by the District and connected immediately downstream of the shutoff valve. The District can provide a diagram of an acceptable meter and meter installation. The water meter and shutoff valve should be in a “*meter pit*” equipped with a cover suitable for meter reading, maintenance and not susceptible to freezing. The cost of the equipment and installation are the responsibility of the parcel owner as well as maintenance of the meter pit by keeping it accessible, clean and free of debris. The owner needs to advise the District when a meter installation has been completed. Inspection and approval is required by the District before the water is turned on and available for the parcel owner for use.

**BACK-FLOW DEVICE** - A back-flow or check valve may also be required if there is a potential for contamination. Some examples may include: a sprinkler system, pool, solar or hydronic heating systems or elevated irrigation systems. All costs associated with the purchase and installation of back-flow devices are the responsibility of the owner.

## RELIEF FROM ACCIDENTAL EXCESS USAGE COSTS

The District has a provision to provide relief from excess usage charges due to unusual leakage or other problems on the customer's side of the meter.

### ELIGIBILITY

- All parcels in the LSMWS are eligible
- Applies only to charges for excess water usage
- Relief for any parcel can only be granted twice in any 5 year period.

### PROPERTY OWNER'S PROCEDURE TO REQUEST RELIEF

- The excess usage water bill must be paid within the guidelines in effect at the time.
- A written request must be submitted to the WCCSD Board of Directors within 90 days of receiving the excess water usage bill. The request should include a description of the cause of the problem, a description of how the problem was repaired, and copies of any receipts or other documentation for repairs, parts or other charges related to fixing the problem.

### BOARD RESPONSE

- Upon receiving the written request, the board will review the relief in question within 90 days or at the next board meeting, whichever comes first. If the board cannot vote on the request within 90 days of receiving the written request than the relief is automatically granted.

#### If the relief is granted:

- The month(s) granted relief will be charged at a rate based on the prior year's usage for the months in question or at a rate determined to be fair by a majority of the WCCSD Board of Directors.
- An adjusted water bill will be calculated, and a letter will be sent to the property owner informing the owner of the final disposition of the request. Any refund due to the property owner will be forwarded.

#### If the relief is denied:

- A letter will be sent to the property owner explaining the final disposition of the request.

## LATE PAYMENT FEES / PENALTIES / COLLECTION EXPENSES

- All payment are due upon receipt. A penalty of 10% will be added if not received within 30 days. Thereafter, an additional penalty of 18% APR will be added.
- Any charges remaining delinquent may constitute a lien against the parcel against which the charges are imposed.
- If a billing becomes past due for more than 3 months, the District will notify the customer of the past due amount by Certified mail. If the bill remains unpaid, the District will add a collection fee to the amount outstanding and turn the bill over to a collection agency or sue in small claims court. The collection fee for the first occurrence is \$100. The collection fee for a subsequent occurrence is \$250. Any costs associated with a collection agency or a small claims court will be added to the bill.

## COST OF WATER FOR NON-RESIDENT USE

Water used by a contractor (typically for construction projects or road work) who is not a customer of the LSMWS will be made available at \$10.00 per 1000 gallons used. The District will provide a hydrant water meter to measure usage. Usage may be limited by the District depending on the available flow at the time service is arranged. Use by a contractor on a job for a customer that is served by the LSMWS will be considered use by the customer and will not be charged.