



APPROVED
BY THE CITY COUNCIL

30

MAR 17 1987

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
FINANCE

REVENUE DIVISION

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 104
915 I STREET
SACRAMENTO, CA
95814-2696

March 10, 1987
RD:871072-ADM:MLM:lv

916-449-5454

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CITY UTILITY SERVICE STARTS

CITY MANAGER'S OFFICE
RECEIVED
MAR 11 1987

SUMMARY

This report recommends that City Utility service starts begin on the date construction is signed off as completed.

BACKGROUND

Resolution No. 83-496 adopted June 28, 1983 established the following policy regarding utility service starts effective July 2, 1983:

- a. For new construction on a vacant lot:

60 days after a building permit is issued, charges for water, sewer, regional sanitation, storm drainage and lawn and garden begin. Waste removal (garbage) charges will begin upon request for service.

- b. For residential remodeling or additions:

If appropriate (i.e., number of rooms increases) increased charges will begin 30 days after the building permit is issued.

- c. For commercial new construction on a vacant lot:

Billing for water, sewer, regional sanitation and storm drainage will begin upon issuance of a meter work order.

- d. For commercial remodeling or additions:

If appropriate (i.e., square footage increases) increased charges for water, sewer, regional sanitation and storm drainage will begin when the building permit is issued.

Effective July 2, 1983, the Building Inspection Division of the Community Development Department was required to provide to the Revenue Division, (on a form provided by the Revenue Division), the following information from each building permit which was issued:

- 1. Number of rooms (residential permits only)
- 2. Square footage (commercial permits only)
- 3. Size of lot (commercial permits only)
- 4. Parcel number (all permits)
- 5. Type of building (commercial permits only)
- 6. Owner's name (all permits)

Staff recommended this policy in order to permit the elimination of 1 FTE Revenue Division Code Enforcement Officer position. It was envisioned that the policy would not have an adverse impact on the community.

DISCUSSION

After implementation, it became clear that the policy applied to residential construction was adversely impacting the community. Many contractors complained that they were being assessed for City utility services on vacant lots. The anticipated reduced work load turned into an actual work load increase. The investigation, response, and reasonable resolution of the complaints required more staff time than was eliminated by the new policy. Staff informally began to start utility service charges after inspection verified that the building shell was completed. The staff time necessary to implement this change was "borrowed" from other Code Enforcement Officer duties. This informal policy significantly reduced the number of complaints from contractors. Due to a recent staff turnover, the approved utility service start policy was applied to several projects. This again prompted contractor complaints which caused staff to reexamine the utility service start issue.

Staff has explored the alternative methods of determining the date for utility service starts for residential construction. Staff has determined that charges for water, sewer, regional sanitation storm drainage, and lawn and garden can be started from the date of the final building inspection. Solid waste service will continue to start upon customer request for new construction. This would allow the elimination of the "borrowing" of Code Enforcement Officer staff time from other assignments and should not adversely impact residential contractors. This allows the benefit envisioned by Resolution 83-496 to occur.

Honorable City Council

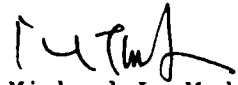
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March 10, 1987

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution that establishes City policy for utility service starts.

Respectfully submitted,



Michael L. Medema
Revenue Officer

RECOMMENDATION APPROVED



WALTER J. SLIVE
City Manager

Attachment

March 17, 1987
All Districts

RESOLUTION NO. 87-194

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION THAT ESTABLISHES CITY POLICY
FOR UTILITY SERVICE STARTS

APPROVED
BY THE CITY COUNCIL

MAR 17 1987

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

OFFICE OF THE
CITY CLERK

Charges for City Utility services will start as follows:

a. For new construction on a vacant lot:

Upon completion of the final building inspection, charges for water, sewer, regional sanitation, storm drainage and lawn and garden begin. Waste removal (garbage) charges will begin upon request for service.

b. For residential remodeling or additions:

If appropriate (i.e., number of rooms increases) increased charges will begin upon completion of the final building inspection.

c. For commercial new construction on a vacant lot:

Billing for water, sewer, regional sanitation and storm drainage will begin upon issuance of a meter work order.

d. For commercial remodeling or additions:

If appropriate (i.e., square footage increases) increased charges for water, sewer, regional sanitation and storm drainage will begin upon issuance of a certificate of completion.

MAYOR

ATTEST:

CITY CLERK