

HOW ARE THE WATER AND SEWER RATES CALCULATED?

The proposed water and sewer rates are based on financial plans developed for each utility. The financial plans compare projected sources of funds (revenues) to projected expenditures to determine the sufficiency of current rates and any future rate adjustments required. Revenue from rates is intended to assist the City in meeting current and forecasted financial requirements and obligations of the water and sewer systems. Requirements and obligations can include: annual expenses to operate, maintain, and manage the utilities; targeted capital expenditures related to utility infrastructure, facilities, and equipment; repayment of outstanding debt; satisfaction of legal covenants; and attainment of targeted financial performance metrics. The City also works to maintain rates that are affordable to the community and, when possible, follow a consistent pattern of incremental rate increases. Achieving this goal involves making deliberate choices regarding service levels, timing of expenditures, and timing of water and sewer rate adjustments. Any revenues received from water and sewer rates are restricted solely to meet the requirements and obligations of each utility. This notice contains tables identifying the current and proposed water and sewer rates.

WATER. Proposed monthly water rates for the majority of the City’s customers are composed of a fixed monthly charge that includes the first 1,200 cubic feet of water supplied. 1,200 cubic feet is equivalent to approximately 8,977 gallons of water. If more than 1,200 cubic feet of water is used in a month, an additional, incremental, rate applies based on the volume of water supplied. Customers typically use more water in the summer than in the winter, so a customer could expect higher water bills in the summer due to a higher volume of water received.

SEWER. The proposed sewer rate structure consists of a monthly fixed charge per equivalent dwelling unit (EDU), where one (1) EDU equals 900 cubic feet. 900 cubic feet equals single family residential average winter period water use.

The single-family residential charge is equal to one (1) EDU. For apartments, a single per unit charge will apply to all units equal to 0.583 EDU. Individual commercial EDUs are assigned based on prior year average winter period water usage divided by 900 cubic feet.

WHAT ARE THE CURRENT AND PROPOSED WATER RATES?

Fiscal Year (July 1 to June 30) Initiated:	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Utility Billing Period Initiated: (Continues until next approved rate change)	Current as of Oct. 2022	Effective Mar. 2024	Effective Mar. 2025	Effective Mar. 2026	Effective Mar. 2027	Effective Mar. 2028
Water Base Meter Charge per Month						
3/4 or 1"	\$ 55.22	\$ 56.74	\$ 58.30	\$ 59.90	\$ 61.55	\$ 63.24
1.5	\$ 62.95	\$ 64.68	\$ 66.46	\$ 68.29	\$ 70.17	\$ 72.10
2	\$ 74.94	\$ 77.00	\$ 79.12	\$ 81.30	\$ 83.54	\$ 85.84
3	\$ 127.90	\$ 131.42	\$ 135.03	\$ 138.74	\$ 142.56	\$ 146.48
4	\$ 164.99	\$ 169.53	\$ 174.19	\$ 178.98	\$ 183.90	\$ 188.96
6	\$ 255.53	\$ 262.56	\$ 269.78	\$ 277.20	\$ 284.82	\$ 292.65
8	\$ 362.35	\$ 372.31	\$ 382.55	\$ 393.07	\$ 403.88	\$ 414.99
10	\$ 494.63	\$ 508.23	\$ 522.21	\$ 536.57	\$ 551.33	\$ 566.49
Water Consumption Charges per 100 cubic feet (per CCF) per Month						
0 to 1,200 cubic feet (0 to 12 CCF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Over 1,200 cubic feet (Over 12 CCF)	\$ 2.77	\$ 2.85	\$ 2.93	\$ 3.01	\$ 3.10	\$ 3.19

"CCF" = hundred cubic feet. Consumption listed on customer bills is expressed in CCF. Example: 12 CCF equals 1,200 cubic feet.

WHERE IS MY WATER CONSUMPTION LISTED ON MY UTILITY BILL?

CURRENT READING 123	PREVIOUS READING 114	USAGE 9	← This value represents the customer's water usage, expressed in "CCF." This customer uses 9 CCF.
WATER			55.22
SEWER			65.06
CURRENT BILL			\$120.28
AMOUNT DUE			\$120.28

SAMPLE WATER BILLS FOR SINGLE FAMILY RESIDENCES

Water Used in One Month (CCF)	Utility Billing Period Initiated (Continues Until Next Approved Rate Change)					
	Current as of Oct. 2022	Effective Mar. 2024	Effective Mar. 2025	Effective Mar. 2026	Effective Mar. 2027	Effective Mar. 2028
0	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
1	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
2	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
3	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
4	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
5	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
6	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
7	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
8	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
9	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
10	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
11	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
12	\$55.22	\$56.74	\$58.30	\$59.90	\$61.55	\$63.24
13	\$57.99	\$59.59	\$61.23	\$62.91	\$64.65	\$66.43
14	\$60.76	\$62.44	\$64.16	\$65.92	\$67.75	\$69.62
15	\$63.53	\$65.29	\$67.09	\$68.93	\$70.85	\$72.81
16	\$66.30	\$68.14	\$70.02	\$71.94	\$73.95	\$76.00
17	\$69.07	\$70.99	\$72.95	\$74.95	\$77.05	\$79.19
18	\$71.84	\$73.84	\$75.88	\$77.96	\$80.15	\$82.38
19	\$74.61	\$76.69	\$78.81	\$80.97	\$83.25	\$85.57
20	\$77.38	\$79.54	\$81.74	\$83.98	\$86.35	\$88.76
21	\$80.15	\$82.39	\$84.67	\$86.99	\$89.45	\$91.95
22	\$82.92	\$85.24	\$87.60	\$90.00	\$92.55	\$95.14
23	\$85.69	\$88.09	\$90.53	\$93.01	\$95.65	\$98.33
24	\$88.46	\$90.94	\$93.46	\$96.02	\$98.75	\$101.52
25	\$91.23	\$93.79	\$96.39	\$99.03	\$101.85	\$104.71
26	\$94.00	\$96.64	\$99.32	\$102.04	\$104.95	\$107.90
27	\$96.77	\$99.49	\$102.25	\$105.05	\$108.05	\$111.09
28	\$99.54	\$102.34	\$105.18	\$108.06	\$111.15	\$114.28
29	\$102.31	\$105.19	\$108.11	\$111.07	\$114.25	\$117.47
30	\$105.08	\$108.04	\$111.04	\$114.08	\$117.35	\$120.66
31	\$107.85	\$110.89	\$113.97	\$117.09	\$120.45	\$123.85
32	\$110.62	\$113.74	\$116.90	\$120.10	\$123.55	\$127.04
33	\$113.39	\$116.59	\$119.83	\$123.11	\$126.65	\$130.23
34	\$116.16	\$119.44	\$122.76	\$126.12	\$129.75	\$133.42
35	\$118.93	\$122.29	\$125.69	\$129.13	\$132.85	\$136.61
36	\$121.70	\$125.14	\$128.62	\$132.14	\$135.95	\$139.80
37	\$124.47	\$127.99	\$131.55	\$135.15	\$139.05	\$142.99
38	\$127.24	\$130.84	\$134.48	\$138.16	\$142.15	\$146.18
39	\$130.01	\$133.69	\$137.41	\$141.17	\$145.25	\$149.37
40	\$132.78	\$136.54	\$140.34	\$144.18	\$148.35	\$152.56
41	\$135.55	\$139.39	\$143.27	\$147.19	\$151.45	\$155.75
42	\$138.32	\$142.24	\$146.20	\$150.20	\$154.55	\$158.94
43	\$141.09	\$145.09	\$149.13	\$153.21	\$157.65	\$162.13
44	\$143.86	\$147.94	\$152.06	\$156.22	\$160.75	\$165.32
45	\$146.63	\$150.79	\$154.99	\$159.23	\$163.85	\$168.51
46	\$149.40	\$153.64	\$157.92	\$162.24	\$166.95	\$171.70
47	\$152.17	\$156.49	\$160.85	\$165.25	\$170.05	\$174.89
48	\$154.94	\$159.34	\$163.78	\$168.26	\$173.15	\$178.08
49	\$157.71	\$162.19	\$166.71	\$171.27	\$176.25	\$181.27
50	\$160.48	\$165.04	\$169.64	\$174.28	\$179.35	\$184.46

[A] Approximately 50% of bills issued in one year never exceed 900 cubic feet (9 CCF).
 [B] Approximately 70% of bills issued in one year never exceed 1,500 cubic feet (15 CCF).
 [C] Approximately 85% of bills issued in one year never exceed 2,300 cubic feet (23 CCF).
 [D] Approximately 90% of bills issued in one year never exceed 2,800 cubic feet (28 CCF).

WHAT ARE THE CURRENT AND PROPOSED SEWER RATES?

Fiscal Year (July 1 to June 30) Initiated:	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Utility Billing Period Initiated: (Continues until next approved rate change)	Current as of Oct. 2022	Effective Mar. 2024	Effective Mar. 2025	Effective Mar. 2026	Effective Mar. 2027	Effective Mar. 2028

Sewer Base Charge per Month

Residential per EDU*	\$ 65.06	\$ 67.66	\$ 69.69	\$ 71.78	\$ 73.93	\$ 76.15
Apartment per Unit**	\$ 37.90	\$ 39.42	\$ 40.60	\$ 41.82	\$ 43.07	\$ 44.36
Commercial per EDU***	\$ 65.06	\$ 67.66	\$ 69.69	\$ 71.78	\$ 73.93	\$ 76.15

* 1 house = 1 EDU.

** 1 Unit = 0.583 Residential EDU.

*** 1 EDU = 900 cubic feet, measured from prior year average winter water consumption.

HOW DO I PROTEST THE PROPOSED RATE ADJUSTMENTS?

If you are the owner of record for a parcel or a tenant directly liable for payment of the fees subject to the proposed rate changes, you may submit a written protest against each proposed rate adjustment (water, sewer). If written protests are filed by a majority of the affected customers, the proposed rate change will not be imposed.

IT IS IMPORTANT TO FOLLOW THESE INSTRUCTIONS IN ORDER FOR YOUR PROTEST TO BE VALID:

- Any owner of property served by the water or sewer utility, or a tenant (who is the water and/or sewer utility customer responsible for payment of the account), may submit a protest on any original written document to the City Clerk, either by mail or delivery to the City Clerk's Office, 111 C Street, Wheatland CA 95692 or by submitting the protest at the public hearing. Protests must be received by the end of the public hearing. No postmarks will be accepted.
- Each protest must identify the affected property (by assessor's parcel number or street address) and include the original signature of the record property owner or tenant (who is the water and/or sewer utility customer responsible for payment of the account) and date of signature. The protest must identify if the signature is from the tenant or property owner. Email or facsimile protests cannot be accepted. Although oral comments at the public hearing will not qualify as a formal protest unless accompanied by a written protest, the City Council welcomes input from the community during the public hearing on the proposed fees.
- A protest by a property owner that is a trust must be signed by the Trustee and identified as such with the signature (i.e., John Smith, Trustee for Smith Family Trust). Protests by property owners that are corporations, partnerships, or similar entities must be signed by a person authorized to execute documents on behalf of the property owner.
- If a parcel served by the City is owned by one or more record owners or has more than one tenant (who is the water and/or sewer utility customer responsible for payment of the account), each owner or tenant (who is the water and/or sewer utility customer responsible for payment of the account) may submit a protest, but only one protest will be counted per parcel and any one protest submitted in accordance with these rules will be sufficient to count as a protest for that property.
- In order to be valid, a protest must bear its date, designation of parcel address or parcel number, printed name, and original signature of the record owner or tenant (who is the water and/or sewer utility customer responsible for payment of the account) with respect to the property identified on the protest. Except as set forth in paragraph 3 above protests not bearing the original signature of a record owner or tenant (who is the water and/or sewer utility customer responsible for payment of the account) shall not be counted. Protests which have been altered by someone other than the person who signed them shall not be counted.

Pursuant to California Government Code section 53759, there is a 120-day statute of limitations for challenging any new, increased, or extended fee or charge.



NOTICE OF PUBLIC HEARING

PROPOSED RATE ADJUSTMENTS FOR WATER AND SEWER SERVICE

A public hearing regarding proposed adjustments to water and sewer rates will be held on:

DATE: JANUARY 9, 2024

TIME: 6:00 PM

PLACE: WHEATLAND COMMUNITY CENTER

101 C STREET

WHEATLAND, CALIFORNIA 95692

This notice is provided to all property owners and customers who currently receive either of these services provided by the City of Wheatland. If adopted, the proposed rate adjustments will become effective March 1, 2024.

This Notice of Public Hearing provides information about proposed rate adjustments to the City of Wheatland's water and sewer service customers pursuant to the requirements of Article XIII D Section 6(a) of the California Constitution (a portion of Proposition 218, which was adopted by voters in 1996). The proposed rate adjustments will be presented to the City of Wheatland City Council for adoption on Tuesday, January 9, 2024, at 6:00 PM, in the regular meeting location of the City Council at the Wheatland Community Center. This notice provides information on (1) how rates are calculated, (2) reasons for the rate adjustments, (3) how customers can receive more information on the effect of the proposed rate adjustments on their water and sewer bills, and (4) how to file a protest against the proposed rate adjustments.

WHY ARE THE WATER AND SEWER RATES BEING ADJUSTED, AND WHY ARE YOU RECEIVING THIS NOTICE?

The City's water and sewer utilities are intended to function as self-sustaining enterprises, with revenue collections sufficient to support the costs of ongoing operations, required improvements to the system, and repair and replacement of existing utility assets. In order to maintain alignment of revenues and expenditures, periodic adjustments to water and sewer rates are required.

The proposed rate adjustments were developed to help ensure the health and safety of the community and meet current legal standards, while protecting the City's financial health and being sensitive to impacts on the rate-payer. They are based on the findings of a recently completed water and sewer rate study that examined the City's cost of providing water and sewer services, the sufficiency of revenues generated from current rates, and the rate structures applied to water and sewer customers.

Based on current customer usage patterns, the proposed rate adjustments would allow the City to meet the day-to-day operating costs of utility operations, meet debt service obligations, and establish prudent reserves. In order to maintain sensitivity to impacts on the rate payer, additional funding for rehabilitation and improvement of capital assets is not built into the proposed rate adjustments.

For questions regarding the City's water and sewer operations and maintenance programs, or inquiries about specific water or sewer projects, please contact City Hall at (530) 633-2761.

HOW CAN I FIND OUT MORE ABOUT THE PROPOSED RATE ADJUSTMENTS?

For further details regarding the proposed rate adjustments, or for any questions you may have regarding the proposed fees to be imposed on your parcel, please contact the City of Wheatland, City Hall, at (530) 633-2761 for assistance.