

**LODI CITY COUNCIL  
SHIRTSLEEVE SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, MARCH 26, 2013**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, March 26, 2013, commencing at 7:00 a.m.

Present: Council Member Hansen, Council Member Johnson, Council Member Mounce, Mayor Pro Tempore Katzakian, and Mayor Nakanishi

Absent: None

Also Present: City Manager Bartlam, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Receive Information Regarding Multiple Family and Non-Residential Water Meter Program (PW)

Public Works Director Wally Sandelin provided a PowerPoint presentation regarding the multi-family and non-residential water meter program. Specific topics of discussion included state law, multiple-family meter program, meter charge alternatives, right sizing meters, vacant utility rate, common areas metered service, condominium properties and survey, apartment properties and survey, mobile home park properties and survey, comparison billing examples, specific apartment, duplex and mobile home park address locations, implementation, fire suppression, impact properties, billing methods, California cities survey, and billing recommendation and alternative.

In response to Council Member Hansen, Mr. Sandelin stated the difference between a private main and a public main is that the public main is owned and located in the public right-of-way or in an easement as opposed to being privately-owned.

In response to Council Member Mounce, Mr. Sandelin confirmed that the \$300 cost for water meters previously approved was for single-family residential homes and the meter cost for multi-family residences has not yet been set by the Council.

In response to Council Member Hansen, Mr. Sandelin stated the "purchase price" shown on the slide reflects the cost to the City for meter and accessories and the "installed price" includes the total cost to the City.

In response to Mayor Nakanishi, Mr. Sandelin stated he is not sure if the comparison costs include a profit margin as that level of detail was not provided.

In response to Mayor Nakanishi, Mr. Sandelin stated the price for six inches is not listed because there are no six-inch mains in the City at the current time although there may be in the future.

In response to Council Member Hansen, Mr. Sandelin stated the average life expectancy of a meter for multi-family residential is approximately 15 to 20 years and there are some meters in the City that are currently under reading that require replacement.

In response to Council Member Hansen, Mr. Sandelin stated the vacant base rate is applicable to only those units that are truly vacant and not using any water.

In response to Council Member Johnson, Mr. Sandelin stated the tracking mechanism for vacant units is based on when a new tenant connects service and a departing tenant disconnects service.

In response to Council Member Mounce, Mr. Bartlam stated one of the questions to be considered by the Council is how charges for common areas in multi-family residences, such as laundry and landscaping, will be assessed.

In response to Council Member Hansen, Mr. Sandelin stated some multi-owner condominium complexes have individual service allowing for the installation of individual meters. Mr. Sandelin and Mr. Bartlam confirmed that some homeowners associations are currently assessing the master-metered charge through its homeowners dues for condominiums.

In response to Council Member Mounce, Mr. Bartlam stated the conservation intent may not be realized in larger complexes with multiple owners and tenants without an ability to individually meter each unit.

In response to Council Member Hansen, Mr. Sandelin stated apartments around the country built after 1982 are generally set up with individual metering or sub-metering.

In response to Council Member Hansen, Mr. Sandelin stated eight-inch mains that already exist due to fire hydrants for flow purposes will remain although they may be charged less based on the actual right sizing of the pipe.

In response to Council Member Mounce, Mr. Sandelin confirmed that the price for individual meters for multi-family residential, including mobile home parks, has not yet been decided.

In response to Council Member Mounce, Mr. Sandelin stated the usage charge shown on the Sand Creek example slide reflects actual usage only and does not include a base rate.

In response to Mayor Nakanishi, Mr. Sandelin confirmed that a tenant will see no difference in the charged amount and will continue to pay for actual usage regardless of whether it is billed to the tenant directly or through the property owner.

In response to Council Member Mounce, Mr. Sandelin stated the multi-family residential group is approximately 2,500, or 10% of all users, and will therefore not affect the bottom line greatly. Mr. Sandelin stated there may be excess revenue in 2022, which could be used to pay off debt service, make-up a difference, or reduce rates.

In response to Council Member Johnson, Mr. Sandelin stated staff could work on only charging actual usage on flush and flow test days for privately-owned fire hydrants since it is a standard procedure required by law.

In response to Mayor Nakanishi, Mr. Sandelin stated sub-metering is paid for by the property owner and the approximate cost is \$250.

In response to Council Member Hansen, Mr. Sandelin stated approximately 4% of the total number of apartment buildings and mobile home parks currently have sub-metering.

In response to Mayor Nakanishi, Mr. Sandelin stated Stockton bills the property owners directly with a master meter.

The following individuals spoke in support of the City billing the tenant directly to adequately reflect actual usage and conservation efforts: Catherine Brown, Ray Lunning, Dustin Totten, and

Nancy Watt.

In response to Council Member Hansen, Mr. Sandelin stated existing plumbing for apartment buildings in the City varies and the majority of properties have only one service line that covers everything including common areas.

In response to Council Member Hansen, Mr. Sandelin stated he is unsure of whether Lodi is the only remaining city in the County currently on a flat-rate system and other cities are generally billing the property owner who then bills the tenant separately or includes the cost in the rental amount. Mr. Sandelin confirmed that Casa de Lodi had two 8-inch mains installed and is utilizing the master meter concept. Mr. Bartlam stated apartment complexes and mobile home parks traditionally pay the least amount due to their density levels.

A brief discussion ensued amongst the City Council, Mr. Bartlam, and Mr. Sandelin regarding reviewing additional options for billing tenants directly and the timing for implementing the program.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 8:30 a.m.

ATTEST:

Randi Johl  
City Clerk