

1ST READING 12/3/2024
2ND READING 12/17/2024

ORDINANCE NO. 2024-12

ORDINANCE OF THE TOWN OF ST. JOE, INDIANA

**ESTABLISHING RATES, CHARGES AND/OR FEES FOR WATER SUPPLIED
TO MANUFACTURED/MOBILE HOMES
WITHIN THE TOWN OF ST. JOE, INDIANA**

SUMMARY

This Ordinance serves to establish rates, charges, and/or fees for the manufactured/mobile home complex(es), park(s), facility(ies) and/or area(s) located within or serviced by the Town of St. Joe, Indiana, waterworks system.

The Town of St. Joe, Indiana, Waterworks has authorized through Ordinance the Town's requirement to meter certain properties within the Town of St. Joe and to bill said customers on the basis of metered rates. Said Ordinance was passed in 2024 and authorizes the Town Council/ Board to establish rates and charges for water use and service rendered by the Town of St. Joe. Rates and charges shall be set from time to time by the Town Council, based on the use of water supplied by the Waterworks.

This Ordinance establishes the rates and charges for Mobile Home Parks serviced by the water produced by the Town of St. Joe, Indiana located in DeKalb County.

The Town shall establish and maintain rates and charges specified on the town's utilities fee schedule for, among other things, mobile home parks serviced by the Town of St. Joe, Indiana.

The Town of St. Joe, in addition to the metered rates, shall establish a fee for the payment in the form of a water availability fee in accordance with the size of meter installed, for which the user will be entitled to the quantity of water set in the metered schedule of rates.

That this rates schedule for mobile home parks (trailer parks) and facilities as described herein shall be in full force and effect after public hearing, passage, and publication in a newspaper of regular circulation in Dekalb County, Indiana and on the Town of St. Joe Website.

A full copy of this Ordinance shall be available for distribution to the public and /or for electronic delivery to members of the public upon request.

_____ Recorder's Office	<input checked="" type="checkbox"/> Publish Public Hearing
_____ Auditor's Office	
_____ Clerk's Office	_____ Publish Summary O/R after adoption.
_____ Other	<input checked="" type="checkbox"/> Website
	<input checked="" type="checkbox"/> Town record of Ordinances

ORDINANCE NO. _____

**ORDINANCE OF THE TOWN OF ST. JOE, INDIANA
ESTABLISHING RATES, CHARGES AND/OR FEES FOR WATER SUPPLIED
TO MANUFACTURED/MOBILE HOMES
WITHIN THE TOWN OF ST. JOE, INDIANA**

WHEREAS, the following rates, charges, and fees based on the volume of water supplied each month which shall be billed to the customer during each regular billing period as determined by the Town Council, are hereby established for manufactured / mobile home complex(es), park(s), facility(ies) and / or area(s) serviced by the Town of St. Joe, Indiana, waterworks system; and

WHEREAS, there is hereby established by the governing body of waterworks system of the Town of St. Joe, Indiana, the following rates, charges, and / or fees, which are based on the water volume that is measured by the metering system for the manufactured / mobile home complex(es), park(s), facility(ies) and / or area(s), located within the Town of St. Joe, Indiana, or serviced by the Town of St. Joe, Indiana, waterworks system as follows:

RATES:

The first 10,000 gallons of water used by the customer shall be charged at the rate of \$10.00 per 1,000 gallons used up to 10,000 gallons.

The next 20,000 gallons of water used by the customer (that being water above \$10,000 gallons up to 30,000) shall be charged at the rate of \$8.00 for every 1,000 gallons of water used above 10,000 gallons to 30,000 gallons.

All water used above 30,000 gallons used by the customer shall be charged at the rate of \$7.00 for every 1,000 gallons of water used above 30,000 gallons.

**NOW THEREFORE, BE IT RESOLVED AND ORDAINED BY THE TOWN
COUNCIL/ BOARD OF THE TOWN OF ST. JOE, INDIANA, AS FOLLOWS:**

SECTION 1. RATE SCHEDULE FOR 2025, 2026, 2027 AND BEYOND

The Town of St. Joe, Indiana, Waterworks has authorized through Ordinance the Town's requirement to meter certain properties within the Town of St. Joe and to bill said customers on the basis of metered rates. Said Ordinance was passed and placed in effect in 2024 and authorizes the Town Council/ Board to establish rates and charges for water use and service rendered by the Town of St. Joe through the use of watered meters for certain customers. Rates and charges shall be set from time to time by the Town Council, based on the use of water supplied by the Waterworks.

This Ordinance establishes the rates and charges for mobile home parks (trailer parks) serviced by the water produced by the Town of St. Joe, Indiana located in DeKalb County.

The Town shall establish and maintain rates and charges specified on the Town's utilities fee schedule for among other things mobile home parks serviced by the Town of St. Joe, Indiana.

The Town of St. Joe, Indiana, in addition to the metered rates, shall establish a fee for the payment in the form of a water availability fee in accordance with the size of meter installed, for which the user will be entitled to the quantity of water set in the metered schedule of rates.

RATES. The following rates shall apply to metered water for mobile home parks:

The Town Council / Board shall designate what entities and properties being served by town water are designated as a mobile home park. A mobile home park is any area of land or property that has at least two (2) mobile homes, manufactured homes, recreational vehicles, trailers which may be lived in, homes that are mobile, moveable, or abodes that are not built and constructed on site, and/or lots that are held out for rent or lease. Mobile

home parks also include any subdivision, cooperative, condominium, homeowner's association, and/or other forms of resident-ownership of real estate properties.

Minimum charge: Each user shall pay a minimum charge in accordance with rates recorded by the meter installed, regardless of meter size for which the user will be entitled to the quantity of water set out in the rates set forth below.

A. RATE SCHEDULE FOR 2025, 2026, 2027 AND BEYOND

The rates shall be as follows for the years 2025, 2026, and 2027 (and beyond until said rates are modified – for all meter sizes for mobile home parks (trailer parks). The minimum charge for water usage is 5,000 gallons a month.

(1) Rate charged for up to 10,000 gallons of metered water usage:

2025 = \$10.00
 2026 = \$11.00
 2027 = \$12.00

(2) Rate charged for 10,000 to 30,000 gallons of metered water usage:

2025 = \$8.00
 2026 = \$9.00
 2027 = \$10.00

(3) Rate charged for metered water usage above 30,000 gallons:

2025 = \$7.00
 2026 = \$8.00
 2027 = \$9.00

(4) ILLUSTRATIVE EXAMPLE:

For example, if a customer uses 100,000 gallons of water (the multiplier is for every 1,000 of water used i.e., using 1,000 gallons of water will result in a bill of \$10.00).

Example	10,000 (10 x \$10)	=	\$100.00
	20,000 (20 x \$8)	=	\$160.00
	70,000 (70 x \$7)	=	\$490.00
	Total	=	\$750.00 for the month

SECTION 2. PAYMENT OF BILLS; DATES.

A. All water bills shall be due and payable on the fifteenth day of each month. The property owner is ultimately responsible for the payment due for all services furnished to the owner's property. The property owner is responsible whether the owner occupies the property. The failure of the occupants of the property, or the property owner, to pay for any charges for water services furnished to the property shall result in these services being withheld from his

property until the unpaid charges have been paid in full. This rule will apply to all subsequent occupants of the property.

- B. All charges for water due and payable on the fifteenth (15) day of each month shall be delinquent if not paid by the fifteenth (15) day of the following month. A penalty shall accrue thereupon as of the sixteenth day of each month thereafter for such period as the water bill is not paid. Failure to pay any overdue water bill within 30 days of the date the bill is due shall result in all utility services to the property being disconnected or discontinued.
- C. A 10% penalty shall be assessed on all overdue water charges and fees after the fifteenth (15) day of every month and shall be cumulative.
- D. No building permit or occupancy permit shall be issued by the town or other governmental agency having the same authority until all applicable water charges, fees and penalties for the property have been paid.
- E. No water connection to a property with an overdue account shall be installed, made, modified, or performed until all applicable overdue charges and fees have been paid in full.
- F. If an approved water connection is not made within one (1) year of the date of authorization, or if the building permit is revoked or expires, the permit for the service connection shall be considered void and terminated.
- G. An applicant may make application to the Town of St. Joe, Indiana for a refund of water charges and fees paid under the requirements of this chapter, provided that:
 - (1) One hundred twenty (120) days have passed from the original payment of the fees; and
 - (2) The written authorization for the service connection is returned to the town; and
 - (3) The applicant provides a written statement that no future service connection rights are retained by the applicant; and
 - (4) The applicant is not otherwise indebted to the city.
- H. Upon approval of the Town of St. Joe, Indiana's governing body, the water fees previously paid may be refunded, upon completion of all applicable policies, rules, regulations and ordinances of the Town of St. Joe, Indiana.
- I. The cost of any special materials, equipment, or metering systems specifically ordered for a water service connection shall not be refundable to the applicant.

SECTION 3. CONNECTION CHARGES FOR NEW SERVICES.

- A. Connection (tap) fees are hereby established and are required to be paid to the town prior to the installation or connection of any new water service or extensions to the public water system.
- B. Any person desiring to connect to the public water system shall complete an application for connection (tap) and shall pay a connection (tap) fee for each physical utility connection to the city in the amount set forth in the following Tap Fee Schedule. This includes repairs and reconnections as identified in the Tap Fee Schedule.
- C. Water Department shall periodically review the Tap Fee Schedule to determine if the fees are adequate to address the operation, maintenance and management needs associated with service connections and shall make recommendations to the Town Council/Board on any amendments to the fees or the method used to calculate the fees.
- D. Connection (tap) fee revenues shall be deposited into the appropriate Water Department operating revenue account.

<i>TAP FEE SCHEDULE WATER SERVICE TAP</i>	
Water service line < 1"	\$700
Water service line < 2"	\$800 plus cost of meter provided by the St. Joe Water Utility
Water service line < 4"	\$1,000 plus cost of meter provided by the St. Joe Water Utility
Water service line > 4"	\$1,200 plus cost of meter provided by the St. Joe Water Utility
Fire service connection	\$3,000 per connection plus cost of meter provided by the St. Joe Water Utility
Water tap repair/ reconnection inspection fee	\$50

SECTION 4. PASSAGE

This Ordinance shall be in full force and effect upon public hearing, notice to the potential affected property owners, notice on the Town website, notice on the front door of Town Hall, passage of two (2) readings after a public hearing is held, and publication in a paper of regular circulation in DeKalb County, State of Indiana.

Upon passage, this Ordinance shall be placed on the Town of St. Joe, Indiana, website and/ or the rates shall be placed on the Town of St. Joe, Indiana website. In addition, this Ordinance shall be kept in booklet form at the Town Hall and be available for distribution to any member of the public at large upon request.

The Clerk-Treasurer shall maintain the Original Ordinance in the book of Ordinances and Regulations for the Town of St. Joe, Indiana.

PASSED AND ADOPTED by the Town Board of the Town of St. Joe, Indiana, this 17 day of December, 2024.



Randy Drake, President



Misty Spicer, Member



Zebulon Griggs, Member

Attest:

Angela Snyder, Clerk-Treasurer