



# Memo

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TO: Mayor Manier and City Council  
FROM: Ed Andrews, Public Works Director  
Joanie Baxter, Controller  
DATE: August 9, 2019  
SUBJECT: Automatic Shutoff Water (Ally) Meters  
Multi-Tenant Space Upgrade Option & Current Code

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As an added benefit of the City's Automatic Meter Read (AMR) system, an automatic shut-off meter became available in 2018. This meter, known as an Ally meter allows for remote shutoff using the current AMR radio communications. Through an approved purchase presented to Council on February 19, 2018 a pallet of 40 Ally meters were purchased with approximately 8 installed to date.

Current code requires that for multi-tenant spaces, there be a centralized and City employee accessible, separate shutoff for each tenant space. At the May 2018 Public Works Committee meeting, it was discussed and decided that the current code language would allow for an Ally meter to meet these requirements. This discussion supported the request for their installation at the new Freedom Center Outlot building (OSF Urgo, Great Clips, ...) in an interior mechanical room with no direct outside door. The developer was happy to pay the \$300 upcharge between a \$150 iPerl and \$450 Ally ¾" meter instead of adding an additional exterior door.

At the July 15, 2019 Finance meeting a discussion of the use of Ally meters in apartment units that did not have code required shutoffs was held. There are approximately 267 of these locations, mostly older apartments that were previously allowed to add water meters under sinks, etc. Obviously limiting the City's ability to turnoff water for non-payment.

Below is a summary of the current code and how it meshes with Ally meters follows:

- a. Current code requires the landlord be responsible for the tenant if there is no shutoff. (Section 50.54(B)1)
- b. The Ally meter can provide said shut off. This is being done with Freedom Center,
- c. Section 50.54(B)2 states that the bill is delinquent after 30 days. In the case (B)1, this would also imply that the landlord is delinquent.

- d. The City as the purveyor of the water system may elect to install an Ally meter, but if the landlord does not pay the \$300 cost differential for a ¾" iPerl they are still liable for the tenant's bill.

A draft notice letter is attached and will be sent out to notice the landlords of their option to electively have an Ally meter installed at the cost difference of the two different meter types. The letter will also serve to remind them of their liability for their tenant's bill should they not elect to participate in the upgrade.

cc: File

January 17, 2019

Name

Address

City, State Zip

RE: Rental property without separate shutoffs

Dear Landlord:

You are receiving this notification because your property at "Property Address" has been determined to not have a separate shutoff. As such and in accordance with the attached Ordinance #\_\_\_\_\_, you as the landlord are liable for any outstanding bills on the property, should the City not be able to collect from the tenant.

To address this situation, the City would like to install a meter that would have remote shutoff capabilities. Because installing such a meter would give the City the ability to terminate service to the tenant, the Ordinance would no longer apply to the property. Please note that any outstanding balance prior to the installation of the meter would still be your responsibility should the tenant not pay. However, collection will be attempted through immediate service termination once the meter is installed.

The cost of the meter in excess of the standard meter is \$300. Because installation of the meter will limit the landlord's liability for any outstanding balances going forward, this additional cost will be the responsibility of the landlord. You may elect not to install the meter, however, please note that any outstanding balances of your tenants going forward will be your responsibility. If a balance remains delinquent, the City may place a lien on your property as provided by Ordinance #\_\_\_\_\_.