



Landlord Connections Agenda

Thursday, September 29, 2016

- ◆ **Kevin Westhuis:** Welcome

- ◆ **Gregg Heinselman:** UW River Falls Associate Vice Chancellor Student Affairs
 - Update on the Falcon Center construction project
 - 2016 – 2017 Student enrollment
 - Residents Life – Campus Housing update
 - Questions

- ◆ **City Staff:**
 - Greg Koehler** – Lead Water Works Operator
 - Cross Connections
 - Jody Nichols** – Accounting Manager
 - Tax Roll and Customer Service Updates
 - Mike Noreen** – Conservation and Efficiency Coordinator
 - Fall Clean-up Recycling of Florescent Tube Lights, Batteries (all), and Electronics
 - Amy Peterson** – Assistant Community Development Director
 - River Falls Development Update 2016

- ◆ **Closing Remarks**

**Thank you for coming, please
complete the survey before you leave.**

Did you know...

Your water can become contaminated if connections to your plumbing system are not properly protected?

The purpose of the local Cross Connection Program, as required by State Plumbing Code and Regulations, is to ensure everyone in the community has safe, clean drinking water.

It's Public Safety...

To avoid contamination, backflow preventers are required by state plumbing codes wherever there is an actual or potential hazard for a cross connection. The Wisconsin Department of Natural Resources requires all public water suppliers to maintain an on-going Cross Connection Control Program involving public education, onsite inspections, and possible corrective actions by building owners.

WI Department of Safety and Professional Services (formerly DOC)
www.dsps.wi.gov



WI Department of Natural Resources
www.dnr.wi.gov



Environmental Protection Agency (EPA)
www.epa.gov



Cross-Connection Control / Backflow Prevention
www.hydrodesignsinc.com/wiccc.html

City of River Falls
River Falls Municipal Utilities
222 Lewis Street
River Falls, WI 54022

715-425-0906 | 715-425-0900
www.rfmu.org | www.rfcity.org



PUBLIC AWARENESS: CROSS CONNECTION CONTROL

Do it yourself Home
Owners Guide for
Inspecting
Bathrooms & Kitchens



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What is Cross Connection?

A cross connection is an actual or potential connection between the safe drinking water (potable) supply and source of contamination or pollution. State plumbing codes require approved back-flow prevention devices, assemblies, or the methods to be installed at every point of potable water connection and use. Cross Connections must be properly protected or eliminated.

How does contamination occur?

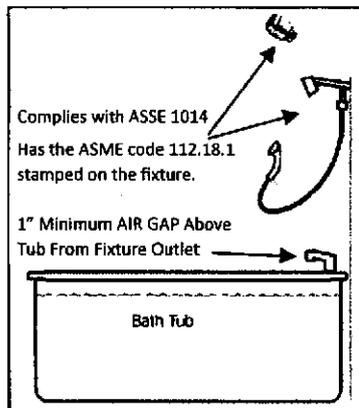
When you turn on a faucet, you expect the water to be as safe as when it left the treatment plant. However, certain hydraulic conditions left unprotected within your plumbing system may allow hazardous substances to enter and contaminate your own drinking water or even the public water supply. Water normally flows in one direction to your faucet. However under certain conditions, water can actually flow backwards; this is known as Backflow. There are two situations that can cause Backflow: back siphonage and back pressure.

Back Siphonage: May occur due to a loss of pressure in the municipal water supply such as from a water main break.

Back Pressure: May occur when a source (such as a boiler) creates a greater pressure than incoming water pressure.

In the Bathroom — Bathtub and Shower

- Bathtub faucet outlet must be at least 1" above the top rim of the tub or sink
- Handheld shower head must have approved backflow prevention. ASSE 1014 or ASMI 112.18.1 will be stamped on the fixture.
- If the hand held shower has no ASSE 1014 or ASME 112.18.1 stamp or cannot be proven compliant, it must be at least 1" above the tub when hanging freely. If it is too long it may be shortened if possible or must be replaced.
- When purchasing a new handheld shower be sure it is marked with the proper ASSE 1014 or ASME 112.18.1 number.

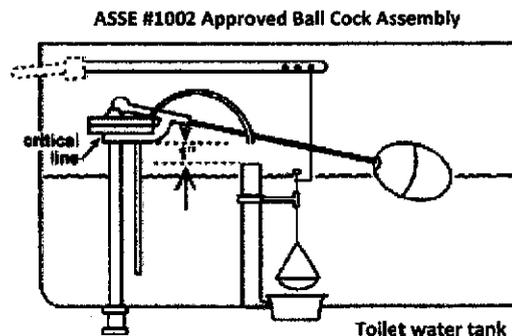


Tub

- Faucet outlet must be at least 1" above the top of the tub rim.

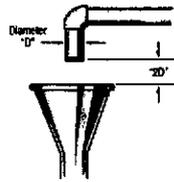
In the Bathroom — Toilet Tanks

- There are many unapproved toilet tank fill valve products sold at common retailers which do not meet the state plumbing code requirements for backflow prevention.
- Look for the ASSE #1002 number on the valve assembly.
- Replace any unapproved valve assembly's. Verify the new assembly is stamped with ASSE 1002 number.
- Verify overflow tube is 1" below the critical level (CL) marking on the valve assembly.
- Verify there is a 1" air gap between fill tube and overflow tube. Many fill tubes are mounted directly into the overflow tube. Clips can be purchased at local hardware stores that will raise the hose up to create the proper gap.



Do...

- Keep the ends of hoses clear of all possible contaminants.
- Verify hose bibb vacuum breaker on all threaded faucets around your home.
- Make sure water treatment devices such as water softeners have the proper "air gap", which is a minimum of one inch above the drain.

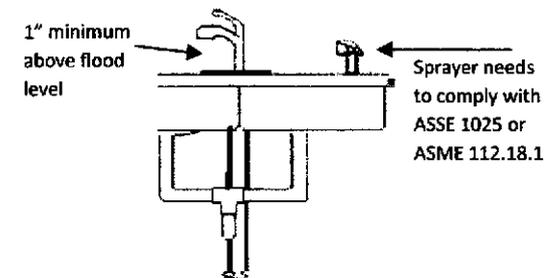


Don't...

- Submerge hoses in buckets, pools, tubs, sinks, or ponds.
- Use spray attachments on garden hoses without a backflow prevention device on the hose.
- Connect waste pipes from water softeners or other treatment systems to the sewer or submerged (physical pipe connection) drain pipe.

In the Kitchen

- Kitchen sink faucet must be at least 1" above the top of the sink.
- If there is a hand sprayer it must have approved back flow prevention built into it. An ASSE #1025 or an ASMI 112.18.1 will be stamped on the back of the faucet. If there is no number or cannot be proven compliant, it must be replaced. When purchasing a new fixture, look for approved ASSE ASME numbers (not all fixtures being sold are compliant).



BILLING & COLLECTIONS

TAX ROLL POLICY/PROCEDURE

The State of Wisconsin allows Municipalities to apply to collect delinquent accounts for water, sewer, electric service, garbage, snow and ice removal, weed elimination and other city services on the property owners' tax roll for which property owners and/or occupants are responsible. Sections 66.0627 and 66.0809(3), Wis. Statutes and Municipal Code 13.32.010.

- Between October 1 and October 15 of each year, the city treasurer shall prepare a list of the owners and occupants of all lots or parcels of real estate for which payment is owed and in arrears for the services described above. These overdue service charges shall include those due to the city prior to October 1, whether they were incurred in the year in question or before.
 - o **Rental Units where tenants have moved out:** In an effort to better collect final utility bills that remain unpaid before sending them on to the Tax Roll, the utility will use the Wisconsin Department of Revenue State Debt Collection as the utilities collection agency. As of October 2016 when the final utility accounts are processed for the Tax Roll we will only include accounts due October 2015 and before. Going forward *See time line below*

Final Bill Due	To SDC	To Tax Roll
October 2015	January 2016	October 2016
November 2015	February 2016	October 2017
December 2015	March 2016	October 2017
January 2016	April 2016	October 2017
February 2016	May 2016	October 2017
March 2016	June 2016	October 2017
April 2016	July 2016	October 2017
May 2016	August 2016	October 2017
June 2016	September 2016	October 2017
July 2016	October 2016	October 2017
August 2016	November 2016	October 2017
September 2016	December 2016	October 2017
October 2016	January 2017	October 2018

Property owners will continue to receive monthly statements showing the unpaid balance.

Owner Occupied Units and Rental Units Occupied/Active Accounts: Active accounts are subject to tax roll processing if the past due balance is greater than \$100 as of the due date in September.

- On October 15 of each year, or on the last business day before October 15, if the same shall fall upon a weekend, the city treasurer shall cause a notice to be sent by mail to the owner or occupant of the lots or parcels of real estate in question. The notice shall be in writing and shall state the amount of arrears, including any penalty assessed pursuant to the rules of the city; that unless the amount is paid by November 1, a ten (10) percent penalty of the amount of arrears will be added; and that unless the arrears and any added penalty are paid by November 15, the arrears and penalty will be levied as a tax against the lot or parcel of real estate to which the municipal service was provided and for which payment is delinquent.
- On November 16, the city treasurer shall certify and file with the city clerk a list of all lots or parcels of real estate, giving the legal description, for which notice of arrears was given and for which arrears remain unpaid, stating the amount of arrears and added penalty. Each delinquent amount, including the penalty, becomes a lien upon the lot or parcel of real estate to which the municipal service was furnished and payment for which is delinquent, and the clerk shall insert the delinquent amount and penalty as a tax against the lot or parcel of real estate. All proceedings in relation to the collection of general property taxes and to the return and sale of property for delinquent taxes apply to the tax if it is not paid within the time required by law for payment of taxes upon real estate.

RECYCLING EVENT

Electronics & Lighting



Saturday, October 22nd

8:00 a.m. - 1:00 p.m.

Public Works Garage, 950 Benson St.

(next to the Advanced Disposal Fall Clean-up area)



River Falls Municipal Utilities (RFMU) Customers are eligible for FREE recycling of all types of lights including fluorescent tubes, as well as, car batteries and electronics (TV's, computers, printers, and cell phones).

For more information contact
Mike Noreen at 715-425-3467 or
mnooreen@rfcity.org.



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a sustainable energy project for river falls

Service Animal Informational Resources

Information provided by: Michelle Reinen with the Wisconsin Department of Agriculture Trade and Consumer protection

When we get asked the question relating to **service animals** we provide the below resource referrals:

ADA Partnership
131 W. Wilson St. Ste 700
Madison WI 53703
608-261-6311
608-267-0214 TDD
www.adawipartnership.org

We also refer to the Tenant resource center (having been to the training, they do answer and address questions about service animals):

877-238-7368
608-257-0006

Additional resource from DHS:

<https://www.dhs.wisconsin.gov/disabilities/physical/service-animals.htm>

* The above information and websites may or may not include Companion or Emotional Support Animals.

