

CITY OF YUBA CITY
STAFF REPORT

Date: August 16, 2022
To: Honorable Mayor & Members of the City Council;
From: Finance/IT Department
Presentation By: Katrina Woods, Customer Service Manager

Summary

Subject: Consideration of Inclusion of Delinquent Charges and Penalties for Water and Wastewater Services on Secured Tax Roll

Recommendation: A. Conduct a Public Hearing, and after consideration;

B. Adopt a Resolution for the inclusion of delinquent charges and penalties for water and wastewater services on the secured tax roll in the same manner as the general taxes and directing that a lien also be placed on the subject properties

Fiscal Impact: \$125,977.17 and 309 accounts in utility revenues will be collected through the County property tax roll

Purpose:

To recover delinquent water and wastewater charges through the placement of a lien on the secured property tax roll of subject properties.

Council Strategic Goal:

Fiscal Responsibility

Background:

The Finance Department actively manages utility receivables and pursues delinquent service charges within the limits allowed by State law, and is consistently researching new tools for successful collections. Closed accounts with a remaining balance are attempted to be collected through various efforts. Some tools used for collection include the following:

- Billing notices – Updating billing addresses to ensure bills are being delivered to the correct locations. Upon closing of a tenant occupied property, a dual notice is mailed to the property owner on file as well. Property owners are also made aware of debt on tenant accounts through the requirement set in Municipal Code Sec. 6-6.10, which states that no new account can be established for service at a property with a delinquent balance. At such time, a property owner is contacted and is required to establish services in their name until the debt is resolved.
- Transfers – If a customer listed on the utility bill resides at a Yuba City property receiving a utility

bill, unpaid balances can be transferred to the current residence.

- Demand letters – Unpaid accounts receive up to three demand letters notifying the customer of unpaid balances and repercussions if bill is not paid in full, or a payment plan is not established during an allotted amount of time. After the initial billing period for the final bill, a balance reminder is mailed to the customer, giving a two-week timeline for response. Upon conclusion of this time frame, a collections notice is sent to the customer, allowing for a ten-day window for response. After ten days, phone calls are made to each customer with a balance due to attempt to resolve the balance before progressing to external collection agency efforts. A dual collections notification is also sent to the property owner on file at this time.
- Collections agency – Staff can utilize the assistance of a collections agency that can report the debt to the credit reporting agencies, at the cost of a 40% collection rate.
- Tax Intercept – Unpaid accounts are reported to the Franchise Tax Board annually for tax interception.

On June 21, 2016, Council adopted a municipal code update that allows for unpaid accounts to be included on the property tax bill. The option of inclusion on the property tax bill and the placement of a lien on the properties is another tool that staff can utilize for collection efforts.

Analysis:

In May, a list of accounts was prepared with unpaid service charges on final (closed) accounts, as well as active accounts with exceptionally high balances. Notices were mailed to each property owner with a delinquent account, encouraging them to pay, announcing an administrative hearing held on July 28, 2022 on the delinquent accounts, and the Public Hearing before the City Council on August 16, 2022. A public notice was also posted for two consecutive weeks prior to the August 16th hearing date.

No customers appeared at the July 28, 2022 administrative hearing. However, one customer did come into the office on August 1, 2022. The account was discussed and a plan for communication with tenant and owner, on an ongoing basis, was made. Resolution on the account is expected before final submission to the County.

Payments are recorded daily. The report listing the delinquent accounts is attached as Exhibit B and lists delinquencies as of August 3, 2022. Some accounts may be paid before a final delinquent list is prepared and transferred to Sutter County.

Fiscal Impact:

Every year a number of accounts go uncollected for various reasons. The Finance Department exhausts all collections efforts, both internally and through external agencies. By including the delinquent water and wastewater charges on the secured property tax roll and placing a lien on subject properties, staff ensures that all attempts have been made to collect monies that are owed to the City. If accounts are not collected, other utility customers will absorb the cost through rates in order to fill the void of revenue. This becomes an issue of fair and reasonable treatment of customers. The attached list of properties is recommended to have liens placed on the tax bills for 309 accounts totaling \$125,977.17 in unpaid utility revenues.

Alternatives:

The Council may modify the report listing the delinquent accounts attached as Exhibit B or provide staff with alternative direction based on testimony received at the public hearing or based on any other information.

Recommendation:

Adopt a Resolution for the inclusion of delinquent charges and penalties for water and wastewater services on the secured tax roll in the same manner as the general taxes and direct that a lien also be placed on the subject properties.

Attachments:

1. Resolution
2. List of Delinquent Accounts
3. Sample Delinquency Letter

Prepared By:

Katrina Woods
Customer Service Manager

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AUTHORIZING COLLECTION OF DELINQUENT WATER AND/OR
WASTEWATER CHARGES ON THE TAX ROLL WITH GENERAL
TAXES**

WHEREAS, Section 5473 of the Health and Safety Code of the State of California and the Yuba City Municipal Code Sections 6-5.706 and 6-6.10 authorize the City to make an election to collect delinquent water and wastewater charges on the tax roll along with general taxes; and

WHEREAS, the City has exhausted other methods of collection of delinquent water and wastewater charges; and

WHEREAS, the City of Yuba City's Municipal Code, Sections 6-5.706 and 6-6.10 assign the payment responsibility as the property owners, stating, *Notwithstanding any provisions of this chapter, the property owner shall be additionally responsible for payment of all unpaid water/sewer bills and other fees owed to the City. Any agreement between landlords and tenants to the contrary will not relieve the landlord or record owner of the property of the responsibility for payment of the water and/or sewer service charges to the City*; and

WHEREAS, the City provided citizens an opportunity to review and protest the amount of delinquent charges scheduled for collections through the property tax roll. Notices were publicly posted two weeks prior to the hearing, and individual notices were mailed to each customer with a delinquent account, encouraging them to pay and announcing the public hearing, which was held on August 16, 2022.

WHEREAS, the report listing the delinquent water and sewer charges is attached as Exhibit "B" ("Report") and a notice of the report's filing and hearing schedule was published once a week for two successive weeks prior to the hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY RESOLVE AS FOLLOWS: The City elects to collect delinquent water and wastewater charges on the tax roll. The Report listing the delinquent charges attached as Exhibit "B" is approved and adopted. The City Clerk is authorized to file the approved Report with the Finance Director for submittal to Sutter County to include the delinquent charges on the tax roll against the properties described in the attached report. The delinquent charges shall constitute a lien against each of the properties.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 16th day of August 2022.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

Exhibit 2 - City of Yuba City Delinquent Utility Accounts

Account #	Balance Due	APN
605289-14	\$ 257.50	052461017000
562592-07	\$ 388.80	052193007000
561229-03	\$ 103.20	052142012000
680918-08	\$ 734.60	052520047000
922956-05	\$ 81.50	054050005000
100390-05	\$ 310.80	057213019000
801029-14	\$ 4,029.00	053232010000
103330-08	\$ 1,086.50	056080046000
641081-06	\$ 101.30	052082013000
721123-07	\$ 863.80	053140029000
000418-01	\$ 173.90	058170010000
001141-09	\$ 1,205.10	058190002000
361873-10	\$ 74.00	051316007000
200496-12	\$ 97.70	051210027000
002350-06	\$ 156.50	062320039000
051070-10	\$ 248.80	056292015000
720976-11	\$ 123.30	053151005000
928314-06	\$ 1,210.30	055030003000
562941-02	\$ 871.70	052191008000
929028-4	\$ 2,446.00	054060053000
240423-4	\$ 1,557.60	051175012000
723055-6	\$ 1,062.40	053213047000
090510-4	\$ 1,359.70	062200015000
102150-2	\$ 782.40	056090056000
031270-5	\$ 355.90	057183007000
102312-4	\$ 752.60	056240067000
013875-4-5	\$ 1,421.10	022241011000
031845-4	\$ 606.30	026161009000
033100-2	\$ 614.40	057202014000
360697-10	\$ 666.20	051091016000
604739-0	\$ 981.20	052461030000
012105-3	\$ 551.40	022342005000
103658-1	\$ 683.10	056140077000
001955-2	\$ 664.00	055200019000
000388-1	\$ 631.60	057260042000
604763-3	\$ 1,192.20	052461041000
014170-0	\$ 511.40	022252009000
103722-3	\$ 607.60	056130043000
601147-2	\$ 900.10	052075002000
030920-1	\$ 153.60	057191005000
101090-7	\$ 589.50	056250051000
801013-5	\$ 546.60	053232004000

362972-4	\$	488.40	051111009000
754660-4	\$	494.30	057130026000
281006-15	\$	446.80	051470029000
031860-2	\$	549.40	026161012000
755365-2	\$	502.30	057220014000
010150-8	\$	423.00	022183010000
100954-2	\$	465.70	056220010000
755221-2	\$	559.80	057220043000
775175-5	\$	575.90	056080063000
102842-9	\$	517.40	056140023000
014070-3	\$	581.10	022251018000
051340-6	\$	400.30	056293004000
755828-1	\$	508.00	057250030000
004069-4	\$	359.00	063110048000
000562-9	\$	492.50	057260004000
000182-9	\$	498.70	058180055000
101320-1	\$	535.80	056240034000
800313-12	\$	515.00	053452009000
361198-0	\$	457.40	051424016000
012785-5	\$	363.90	022312005000
033390-11	\$	363.60	057022021000
102968-3	\$	486.80	057120043000
051255-1	\$	358.40	056294011000
010495-9	\$	369.00	022161007000
031210-2	\$	351.00	057183019000
929052-1	\$	436.20	054060026000
560935-6	\$	430.40	052172014000
800788-2	\$	438.80	053421002000
012830-8	\$	336.80	022364001000
868157-4	\$	518.00	058110094000
800794-2	\$	745.40	053441002000
800651-6	\$	742.50	053431008000
361069-4	\$	415.40	051423009000
762333-3	\$	415.40	053312014000
775045-6	\$	457.90	056080090000
014190-0	\$	323.90	022253005000
032370-0	\$	323.90	057172021000
100776-4	\$	438.30	056190023000
102958-0	\$	438.30	056120029000
102934-3	\$	446.30	056130019000
800130-3	\$	407.90	053213008000
101316-9	\$	433.60	056240032000
011240-3	\$	321.60	022392003000
103806-8	\$	429.20	056240075000
004412-1	\$	415.00	059610026000
013000-4	\$	310.30	022363007000
094680-2	\$	310.30	023350010000

755140-4	\$	461.30	057220059000
241990-4	\$	407.40	051244026000
003515-0	\$	304.30	026142009000
722182-0	\$	391.50	053181012000
774960-3	\$	428.60	056070001000
100650-2	\$	416.10	056173006000
869718-1	\$	361.60	058140038000
440829-3	\$	529.50	059380005000
723037-11	\$	329.60	053264003000
800412-2	\$	385.50	053442005000
640834-2	\$	397.90	052121007000
400384-10	\$	407.20	059261001000
921852-3	\$	441.90	054100027000
011680-2	\$	297.50	022171025000
562105-9	\$	412.20	052183005000
002243-2	\$	445.80	055200029000
428336-8	\$	382.50	059400022000
927199-4	\$	385.90	055040021000
051065-0	\$	294.70	056292014000
868054-10	\$	422.40	058110044000
010005-2	\$	294.00	022080060000
802551-6	\$	350.70	053419011000
000953-4	\$	379.30	053419028000
360916-3	\$	224.20	051422022000
480684-14	\$	379.30	059191001000
561674-5	\$	379.30	052181008000
800641-10	\$	379.30	053423001000
982608-3	\$	379.30	055100033000
201877-6	\$	379.10	051185015000
002460-9	\$	355.60	057380042000
603418-2	\$	381.30	052270038000
001438-5	\$	377.80	055180062000
602754-13	\$	377.80	052221016000
643069-6	\$	377.80	052353005000
602715-3	\$	367.80	052216006000
928992-6	\$	375.80	054060078000
724630-7	\$	261.00	053390028000
361880-2	\$	373.30	051317005000
800736-7	\$	363.70	053421020000
001208-1	\$	371.10	055190071000
602499-1	\$	369.30	052213005000
000177-1	\$	415.20	058180017000
001134-10	\$	418.70	055160059000
946117-3	\$	395.80	055050004000
000788-4	\$	363.90	055140002000
361748-7	\$	362.90	051315022000
091235-0	\$	250.70	062220005000

800564-12	\$	361.40	053441005000
641697-5	\$	304.90	052292011000
100195-3	\$	387.70	057212009000
000810-6	\$	303.20	055140053000
003134-8	\$	302.90	051650111000
001229-16	\$	302.60	057330080000
002712-6	\$	302.60	052342045000
240597-7	\$	302.60	051163006000
361742-8	\$	302.60	051315020000
428126-9	\$	302.60	059370030000
428378-3	\$	302.60	059400036000
441646-1	\$	302.60	059500019000
561739-14	\$	302.60	052182030000
642475-6	\$	302.60	052362017000
762350-3	\$	302.60	053312007000
802457-7	\$	302.60	053414012000
802526-18	\$	302.60	053416001000
928352-3	\$	305.70	055020050000
428027-4	\$	302.60	059370063000
921426-3	\$	302.60	054140016000
000955-2	\$	328.00	057330016000
800455-4	\$	319.00	053433008000
003234-2	\$	328.20	062400014000
800890-6	\$	522.10	053233001000
360943-10	\$	303.80	051422003000
102750-5	\$	382.70	056140021000
800791-2	\$	645.80	053421035000
361282-1	\$	345.10	051425030000
000969-7	\$	344.90	056310049000
721777-16	\$	343.50	053161005000
774905-0	\$	370.40	056070072000
774880-1	\$	370.40	056070075000
775430-0	\$	370.40	056210075000
928514-1	\$	344.50	054070020000
561061-8	\$	469.80	052145007000
605310-1	\$	340.80	052461018000
002555-11	\$	340.20	057380003000
800724-11	\$	340.20	053422007000
003948-2	\$	343.50	059600037000
440755-9	\$	383.10	059320053000
362951-0	\$	338.10	051111005000
101194-3	\$	360.50	056150014000
600857-7	\$	333.60	052052005000
680599-2	\$	1,025.40	052501021000
030185-9	\$	245.30	057052005000
680552-7	\$	330.10	052514004000
000784-2	\$	347.20	059550006000

562084-3	\$	441.00	052156009000
927027-5	\$	410.80	055020007000
641021-4	\$	373.80	052087007000
102430-7	\$	365.20	056080020000
070025-0	\$	225.30	051511002000
361196-1	\$	321.80	051424015000
000080-2	\$	361.60	055150005000
070140-5	\$	227.90	051514010000
643329-4	\$	329.00	052363012000
000553-6	\$	440.40	055130024000
010525-2	\$	230.30	022161013000
000332-9	\$	366.50	051280054000
004614-0	\$	315.10	053433020000
441682-4	\$	373.50	059500037000
428318-10	\$	349.00	059400016000
562328-12	\$	326.10	052161007000
742086-3	\$	323.00	053050038000
362855-2	\$	310.50	051121014000
800592-3	\$	310.40	053424001000
803458-6	\$	331.80	053482003000
841544-10	\$	304.50	058091013000
003004-5	\$	374.60	051640023000
802851-1	\$	304.40	053418001000
762062-6	\$	324.10	053314026000
802857-3	\$	303.90	053418003000
802242-1	\$	334.10	053470050000
361258-6	\$	316.80	051425026000
681969-4	\$	188.30	052580006000
001187-6	\$	318.90	055190019000
360682-7	\$	302.60	051093011000
922657-1	\$	302.60	054030007000
441488-9	\$	546.77	059101002000
640432-4	\$	394.90	052130011000
720927-5	\$	302.60	053021005000
722119-8	\$	302.60	053191008000
762500-1	\$	320.40	053311036000
801898-11	\$	309.00	053500015000
000406-5	\$	302.60	055150053000
000759-2	\$	305.50	057330066000
000796-8	\$	302.60	055140026000
001127-2	\$	304.00	055160066000
001283-9	\$	302.60	055180110000
001368-2	\$	302.60	057330037000
001982-12	\$	302.60	054270068000
002178-3	\$	302.60	057370084000
002593-12	\$	302.60	058200006000
002658-1	\$	302.60	057380047000

004459-2	\$	304.90	056310059000
242270-11	\$	302.60	051073026000
242500-2	\$	302.60	051075022000
320609-3	\$	302.60	051405008000
321275-6	\$	302.60	051351019000
321279-22	\$	302.60	051351004000
360700-3	\$	302.60	051091017000
360985-0	\$	302.60	051432003000
361021-12	\$	308.40	051423021000
361873-11	\$	302.60	051316007000
400142-4	\$	302.60	059065014000
400197-0	\$	302.60	059062009000
561978-0	\$	302.60	052183028000
600414-12	\$	308.90	052051002000
601073-11	\$	302.60	052075012000
601156-4	\$	302.60	052075005000
602614-4	\$	302.60	052194013000
602736-5	\$	302.60	052222001000
603180-5	\$	302.60	052226003000
603204-4	\$	302.60	052227001000
641497-1	\$	302.60	052282001000
641935-9	\$	302.60	052294004000
642319-22	\$	302.60	052302004000
643210-9	\$	302.60	052374010000
721729-29	\$	302.60	053152014000
721798-13	\$	302.60	053161013000
722845-1	\$	302.60	053282004000
723073-11	\$	302.60	053213028000
724414-0	\$	302.60	053293008000
761475-5	\$	302.60	053341005000
762020-7	\$	302.60	053353004000
800744-6	\$	302.60	053421024000
800863-6	\$	302.60	053233024000
801058-0	\$	302.60	053231010000
802520-16	\$	302.60	053419002000
802538-12	\$	302.60	053419006000
802554-6	\$	302.60	053414001000
928496-1	\$	302.60	054070029000
982636-3	\$	302.60	055120015000
983955-3	\$	302.60	055070064000
000950-3	\$	303.80	056310010000
070210-0	\$	188.20	051516006000
070345-9	\$	188.20	051516012000
090050-1	\$	215.30	062093004000
091800-0	\$	188.20	062180036000
091975-0	\$	188.20	062150031000
480363-0	\$	188.20	059173006000

561730-10	\$	302.60	052182028000
680398-9	\$	188.20	052501007000
722587-6	\$	188.20	053212010000
723031-3	\$	302.60	053264006000
803072-0	\$	302.60	053417009000
242243-1	\$	327.80	051071017000
362870-6	\$	309.50	051121007000
640258-7	\$	304.50	052112006000
800898-2	\$	323.40	053233036000
001149-8	\$	414.20	058170117000
242294-2	\$	305.30	051073034000
321004-3	\$	304.50	051461001000
604505-1	\$	464.90	052242016000
640264-0	\$	371.50	052112005000
720697-0	\$	269.30	020092005000
847141-13	\$	327.20	057162001000
562050-1	\$	312.20	052156003000
721771-0	\$	570.70	053161002000
001146-10	\$	303.20	058170087000
100390-6	\$	325.20	057213019000
100972-13	\$	325.20	056220018000
103650-3	\$	325.20	056140070000
775265-3	\$	325.20	056210042000
800529-4	\$	321.00	053441010000
010800-2	\$	207.20	020243020000
001971-14	\$	293.10	054270043000
441452-4	\$	292.50	059102011000
755440-5	\$	205.20	059150078000
800189-10	\$	292.30	053451008000
032145-0	\$	204.80	057312010000
031110-9	\$	204.30	057181014000
480648-11	\$	290.40	059192007000

TOTAL REPORT	\$ 125,977.17	309 ACCOUNTS
---------------------	----------------------	---------------------

ATTACHMENT 3



Finance

July 7, 2022

Property Owner

Dear Property Owner:

Our records show that there are outstanding bills for utility services provided to your property. **You are strongly encouraged to pay your account in full immediately in order to avoid any further action, including a property tax lien placed on the property.**

If you have recently paid off your account, please disregard this notice.

According to our delinquent list, your account status is as follows:

\$333.57 is unpaid and delinquent for billing and service through May 2022. The total balance due on the account is **\$333.57** at the following address:

Service Address: XXX

Acct #: XXX

The City of Yuba City Municipal Code provides a hearing process for customers to dispute their delinquent utility service account(s). The City is scheduled to hold this hearing on July 28, 2022. This meeting will start at 10 A.M. and will be held at City Hall in the Sutter Room, located at 1201 Civic Center Blvd., Yuba City. This will be your opportunity to appeal the delinquent balance; otherwise, the delinquent balance due, including related administrative fees, will be placed on an assessment list and presented to City Council for approval on August 16, 2022. Upon approval, the balance due will be placed on your property tax bill for collection.

You are encouraged to voice any concerns by writing to the City at the following address or by calling the number listed below:

City of Yuba City - Finance Department
1201 Civic Center Blvd.
Yuba City, CA 95993

If you have any questions or comments, please feel free to contact us at (530) 822-4618.

Sincerely,
City of Yuba City - Finance Department

Nuestros registros muestran que existen facturas pendientes de pago por servicios públicos prestados a su propiedad. **Se le recomienda insistentemente que pague la totalidad de su cuenta de inmediato para evitar cualquier otra acción, como el embargo de impuestos sobre la propiedad.**

En caso de que haya liquidado recientemente su cuenta, haga caso omiso de este aviso.

Según nuestra lista de morosos, el estado de su cuenta es el siguiente:

\$333.57 no ha sido pagado y se encuentra en mora por facturación y servicio hasta Mayo de 2022. El saldo total adeudado en la cuenta es **\$333.57** en la siguiente dirección:

Dirección del servicio: XXX
Cuenta #: XXX

El código municipal de la Ciudad de Yuba City proporciona un proceso de audiencia para que los clientes puedan disputar su(s) cuenta(s) de servicio público en mora. La ciudad tiene previsto celebrar esta audiencia el 28 de Julio de 2022. Esta reunión tendrá lugar a partir de las 10 de la mañana y se celebrará en el Ayuntamiento, en la sala Sutter, situada en el 1201 Civic Center Blvd., Yuba City. Esta será su oportunidad para apelar el saldo en mora; de lo contrario, este saldo, incluidas las tasas administrativas correspondientes, se incluirá en una lista de evaluación y se presentará al Concejo Municipal para su aprobación el 16 de Agosto de 2022. Una vez aprobado, el saldo adeudado se incluirá en la factura del impuesto sobre la propiedad para su cobro.

Lo invitamos a que presente sus inquietudes por escrito a la Ciudad en la siguiente dirección o llamando al número que se indica a continuación:

Ciudad de Yuba City - Departamento de Finanzas
1201 Civic Center Blvd.
Yuba City, CA 95993

Si tiene alguna pregunta o comentario, no dude en comunicarse con nosotros llamando al (530) 822-4618.

ਸਾਡੇ ਰਿਕਾਰਡ ਦਰਸਾਉਂਦੇ ਹਨ ਕਿ ਤੁਹਾਡੀ ਜਾਇਦਾਦ ਨੂੰ ਪ੍ਰਦਾਨ ਕੀਤੀਆਂ ਸਹੂਲਤਾਂ ਸੇਵਾਵਾਂ ਦੇ ਕੁਝ ਬਕਾਇਆ ਬਿਲ ਹਨ। ਜਾਇਦਾਦ 'ਤੇ ਲਗਾਏ ਗਏ ਜਾਇਦਾਦ ਟੈਕਸ ਲੀਅਨ ਸਮੇਤ, ਕਿਸੇ ਵੀ ਅਗਲੀ ਕਾਰਵਾਈ ਤੋਂ ਬਚਣ ਲਈ ਤੁਹਾਨੂੰ ਪੁਰਜ਼ਰ ਅਪੀਲ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਤੁਸੀਂ ਆਪਣੇ ਖਾਤੇ ਦਾ ਪੂਰਾ ਭੁਗਤਾਨ ਕਰੋ।

ਜੇ ਤੁਸੀਂ ਹਾਲ ਹੀ ਵਿੱਚ ਆਪਣੇ ਖਾਤੇ ਦਾ ਭੁਗਤਾਨ ਕੀਤਾ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਨੋਟਿਸ ਦੀ ਅਣਦੇਖੀ ਕਰੋ।

ਸਾਡੀ ਬਦਲੇ ਹੋਏ ਬਕਾਇਆ ਦੀ ਸੂਚੀ ਦੇ ਅਨੁਸਾਰ, ਤੁਹਾਡੇ ਖਾਤੇ ਦੀ ਸਥਿਤੀ ਹੇਠਾਂ ਦਿੱਤੀ ਹੈ:

ਮਈ 2022 ਤੱਕ ਬਿਲਿੰਗ ਅਤੇ ਸੇਵਾ ਲਈ **\$333.57** ਰੁਪਏ ਦਾ ਭੁਗਤਾਨ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ ਅਤੇ ਕਸੂਰਵਾਰ ਹੈ। ਹੇਠ ਦਿੱਤੇ ਪਤੇ 'ਤੇ ਖਾਤੇ 'ਤੇ ਬਕਾਇਆ ਕੁੱਲ ਰਕਮ **\$333.57** ਹੈ:

ਸੇਵਾ ਦਾ ਪਤਾ: XXX
ਖਾਤਾ #: XXX

ਸਿਟੀ ਆਫ ਯੂਬਾ ਦਾ ਸਿਟੀ ਮਿਊਨਿਸੀਪਲ ਕੋਡ ਗਾਹਕਾਂ ਨੂੰ ਉਨ੍ਹਾਂ ਦੇ ਬਦਲੇ ਹੋਏ ਸਹੂਲਤ ਸੇਵਾ ਖਾਤੇ (ਖਾਤਿਆਂ) ਸੰਬੰਧੀ ਵਿਵਾਦ ਕਰਨ ਲਈ ਸੁਣਵਾਈ ਦੀ ਇੱਕ ਪ੍ਰਕਿਰਿਆ ਪ੍ਰਦਾਨ ਕਰਦਾ ਹੈ। ਸਿਟੀ ਦੀ ਇਹ ਸੁਣਵਾਈ 28 ਜੁਲਾਈ 2022 ਨੂੰ ਹੋਣੀ ਹੈ। ਇਹ ਮੀਟਿੰਗ ਸਵੇਰੇ 10 ਵਜੇ ਸ਼ੁਰੂ ਹੋਵੇਗੀ ਅਤੇ ਇਹ 1201 ਸਿਵਿਕ ਸੈਂਟਰ ਬੁਲੇਵਾਰਡ, ਯੂਬਾ ਸਿਟੀ ਵਿਖੇ ਸਥਿਤ ਸਟਰ ਰੂਮ ਦੇ ਸਿਟੀ ਹਾਲ ਵਿਖੇ ਹੋਵੇਗੀ। ਇਹ ਤੁਹਾਡੇ ਲਈ ਬਦਲੇ ਹੋਏ ਬਕਾਇਆ ਦੀ ਅਪੀਲ ਕਰਨ ਦਾ ਮੌਕਾ ਹੋਵੇਗਾ; ਨਹੀਂ ਤਾਂ, ਸਬੰਧਤ ਪ੍ਰਬੰਧਕੀ ਫੀਸਾਂ ਸਮੇਤ, ਬਦਲੇ ਹੋਏ ਬਕਾਇਆ ਨੂੰ ਮੁਲਾਂਕਣ ਸੂਚੀ ਵਿੱਚ ਰੱਖਿਆ ਜਾਵੇਗਾ ਅਤੇ 16 ਅਗਸਤ 2022 ਨੂੰ ਮਨਜ਼ੂਰੀ ਲਈ ਸਿਟੀ ਕੌਂਸਲ ਨੂੰ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇਗਾ। ਮਨਜ਼ੂਰੀ ਮਿਲਣ 'ਤੇ, ਬਕਾਇਆ ਰਕਮ ਨੂੰ ਇਕੱਤਰ ਕਰਨ ਲਈ ਤੁਹਾਡੇ ਜਾਇਦਾਦ ਟੈਕਸ ਬਿੱਲ ਵਿੱਚ ਜੋੜਿਆ ਜਾਵੇਗਾ।

ਤੁਹਾਨੂੰ ਅਪੀਲ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਸ਼ਹਿਰ ਨੂੰ ਲਿਖ ਕੇ ਜਾਂ ਹੇਠਾਂ ਦਿੱਤੇ ਨੰਬਰ 'ਤੇ ਕਾਲ ਕਰਕੇ ਆਪਣੀਆਂ ਚਿੰਤਾਵਾਂ ਦੱਸੋ:

ਸਿਟੀ ਆਫ ਯੂਬਾ ਸਿਟੀ - ਵਿੱਤ ਵਿਭਾਗ
1201 ਸਿਵਿਕ ਸੈਂਟਰ ਬੁਲੇਵਾਰਡ
ਯੂਬਾ ਸਿਟੀ, CA 95993

ਜੇ ਤੁਹਾਡੇ ਕੋਈ ਪ੍ਰਸ਼ਨ ਜਾਂ ਟਿਪਣੀਆਂ ਹਨ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ (530) 822-4618 'ਤੇ ਸੰਪਰਕ ਕਰਨ ਵਿੱਚ ਨਾ ਝਿਜਕੋ।