

CITY OF YUBA CITY
STAFF REPORT

Date: July 20, 2021
To: Honorable Mayor & Members of the City Council
From: Finance/IT Department
Presentation by: Spencer Morrison, Finance Director

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: \$277,052.76 and 243 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.

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 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 the 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 utilizes 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 7, 2021 on the delinquent accounts, and the public hearing before the City Council on July 20, 2021. A public notice was also posted for two consecutive weeks prior to the July 7, 2021 hearing date.

3 customers appeared at the July 7, 2021 administrative hearing. The accounts were discussed and resolution was made for each; two accounts entered into payment plans and one was paid in full.

Payments are recorded daily. The report listing the delinquent accounts is attached as Exhibit B and lists delinquencies as of July 13, 2021. Some accounts may be paid before a final delinquent list is prepared and transferred to Sutter County in early August.

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 243 accounts totaling \$277,052.76 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:

/s/ Katrina Woods

Katrina Woods
Customer Service Manager

Submitted by:

/s/ Dave Vaughn

Dave Vaughn
City Manager

Reviewed by:

Dept Head

City Attorney

SM

SLC by email

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 July 20, 2021.

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 20th day of July 2021.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, 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 B - City of Yuba City Delinquent Utility
Accounts**

ACCT #	BALANCE DUE	APN
800374-06	\$ 237.60	53-453-013
000953-03	\$ 88.80	53-419-028
101650-00	\$ 861.90	56-250-031
361247-00	\$ 768.80	51-425-022
641976-17	\$ 78.08	52-302-001
605289-14	\$ 257.52	52-461-017
003617-02	\$ 45.82	26-200-024
361116-10	\$ 321.04	51-425-007
562592-07	\$ 388.80	52-193-007
800412-00	\$ 326.78	53-442-005
561229-03	\$ 103.22	52-142-012
982698-02	\$ 40.68	55-120-046
680918-08	\$ 734.60	52-520-047
000249-10	\$ 274.28	54-250-050
922956-05	\$ 81.48	54-050-005
001433-05	\$ 370.40	58-170-115
100390-05	\$ 310.82	57-213-019
361884-00	\$ 100.64	51-317-002
801029-14	\$ 4,029.04	53-232-010
103330-08	\$ 1,086.48	56-080-046
010170-06	\$ 183.60	22-193-007
928510-05	\$ 135.76	54-070-022
641081-06	\$ 101.28	52-082-013
721123-07	\$ 863.76	53-140-029
927015-5	\$ 1,244.80	55-020-003
001141-9	\$ 1,205.12	58-190-002
003128-2	\$ 1,170.42	57-161-032
041950-6	\$ 774.98	51-452-012
013000-4	\$ 629.68	22-363-007
012965-5	\$ 389.36	22-363-014
013875-4	\$ 586.62	22-241-011
012105-3	\$ 711.98	22-342-005
010025-4	\$ 925.80	22-410-001
011835-2	\$ 567.84	22-172-026
031270-5	\$ 1,065.30	57-183-007
033100-2	\$ 939.02	57-202-014
102272-1	\$ 696.06	57-120-011
100904-7	\$ 948.94	57-041-015
030255-2	\$ 790.68	57-052-012
754990-1	\$ 877.42	57-140-037
000388-1	\$ 1,185.92	57-260-042
031865-1	\$ 720.48	57-281-001
031845-4	\$ 1,238.28	26-161-009

101090-7	\$	1,433.18	56-250-051
000950-3	\$	1,405.32	56-310-010
000969-7	\$	828.88	56-310-049
102312-4	\$	2,936.38	56-240-067
775770-2	\$	527.18	56-230-005
100650-2	\$	885.50	56-173-006
775660-2	\$	502.96	56-180-059
775265-3	\$	721.74	56-210-042
050140-8	\$	642.24	56-162-012
050165-1	\$	565.06	56-163-013
051055-5	\$	438.86	56-292-012
051065-0	\$	638.16	56-292-014
103722-3	\$	1,085.52	56-130-043
103040-5	\$	732.00	56-130-015
101450-9	\$	1,227.28	56-140-082
103658-1	\$	1,231.56	56-140-077
102958-0	\$	883.42	56-120-029
101826-3	\$	1,162.96	56-110-023
774414-7	\$	1,273.78	56-060-074
002460-9	\$	727.94	57-380-042
001936-9	\$	552.34	57-360-016
002658-1	\$	893.24	57-380-047
092990-2	\$	898.00	62-133-012
090005-1	\$	652.14	62-091-007
004438-0	\$	5,239.14	62-042-001
794540-1	\$	1,519.18	62-270-047
090415-3	\$	577.40	62-172-004
189798-9	\$	669.50	51-620-086
002477-1	\$	793.86	51-650-022
002888-4	\$	1,332.80	51-650-125
189556-1	\$	634.88	51-620-017
003479-2	\$	1,088.26	51-670-023
003004-5	\$	1,913.42	51-640-023
200666-14	\$	1,131.00	51-234-005
240265-10	\$	1,075.70	51-152-016
240271-20	\$	1,004.16	51-152-016
240393-1	\$	260.24	51-175-002
240423-4	\$	2,935.24	51-175-012
240438-7	\$	1,570.02	51-175-017
241535-3	\$	999.72	51-271-006
242044-9	\$	779.08	51-243-023
242270-11	\$	1,040.44	51-073-026
242339-8	\$	2,155.00	51-073-012
242348-2	\$	1,442.98	51-073-015
242500-2	\$	709.86	51-075-022
070130-1	\$	1,788.26	51-514-008
321004-3	\$	1,277.42	51-461-001

321224-0	\$	1,174.58	51-412-013
321275-6	\$	891.16	51-351-019
321487-1	\$	1,343.06	51-372-011
360472-1	\$	1,431.46	51-095-032
360589-1	\$	1,020.32	51-094-006
360670-10	\$	1,341.94	51-093-007
360682-7	\$	758.56	51-093-011
360700-3	\$	1,035.42	51-091-017
360888-2	\$	615.92	51-432-007
361021-12	\$	699.84	51-423-021
361258-6	\$	1,409.40	51-425-026
361282-1	\$	1,293.98	51-425-030
361586-0	\$	588.90	51-302-019
361742-8	\$	621.60	51-315-020
362038-4	\$	750.80	51-435-038
362641-4	\$	16,143.60	51-341-042
362160-9	\$	744.76	51-443-009
362274-5	\$	1,738.66	51-321-005
362328-6	\$	662.60	51-323-019
362972-4	\$	1,293.98	51-111-009
403822-8	\$	1,266.40	59-360-007
400197-0	\$	1,110.80	59-062-009
400775-3	\$	499.64	59-080-018
407098-7	\$	637.58	59-470-070
002957-1	\$	684.50	59-600-072
427821-8	\$	1,165.62	59-410-022
440755-9	\$	1,367.44	59-320-053
441488-9	\$	986.92	59-101-002
480327-3	\$	716.88	59-163-005
003072-1	\$	652.18	59-610-078
000734-1	\$	615.36	59-550-031
428369-3	\$	679.88	59-400-033
441384-7	\$	482.90	59-102-024
441646-1	\$	682.98	59-500-019
561349-2	\$	1,133.52	52-181-003
561978-0	\$	621.60	52-183-028
562084-3	\$	2,292.16	52-156-009
562210-6	\$	4,681.12	52-162-012
562941-2	\$	1,309.90	52-191-008
600414-12	\$	1,344.78	52-051-002
600854-9	\$	448.10	52-052-004
600900-5	\$	888.00	52-061-023
601027-8	\$	358.30	52-073-013
601156-4	\$	1,383.02	52-075-005
601380-4	\$	738.92	52-411-014
602456-10	\$	973.16	52-212-003
602557-4	\$	1,422.06	52-214-015

602563-1	\$	1,381.00	52-214-015
602644-11	\$	849.76	52-214-012
602736-5	\$	1,420.80	52-222-001
602766-4	\$	1,455.16	52-221-023
602959-1	\$	3,393.20	52-223-011
604739-0	\$	1,529.30	52-461-030
604763-3	\$	3,302.58	52-461-041
640258-7	\$	992.20	52-112-005
640264-0	\$	831.30	52-112-005
641935-9	\$	610.40	52-294-004
642169-1	\$	933.28	52-303-009
002712-6	\$	1,065.60	52-342-045
643249-18	\$	879.80	52-377-013
643271-8	\$	888.00	52-377-003
643329-4	\$	886.02	52-363-012
680480-5	\$	2,413.06	52-514-012
680599-2	\$	3,464.52	52-501-021
720972-10	\$	632.16	53-151-004
721078-1	\$	1,939.68	53-171-007
721273-0	\$	1,560.22	53-252-004
721522-4	\$	495.80	53-172-013
721708-2	\$	992.22	53-152-002
721729-29	\$	710.40	53-152-014
721777-16	\$	961.44	53-161-005
722518-0	\$	883.96	53-211-018
723055-6	\$	816.60	53-213-047
723073-11	\$	1,090.96	53-213-028
723085-13	\$	74.00	53-213-032
724414-0	\$	1,243.20	53-293-008
742086-3	\$	733.70	53-050-038
000519-4	\$	843.20	53-110-060
761068-2	\$	698.32	53-100-020
761101-2	\$	1,047.02	53-080-005
761475-5	\$	759.52	53-341-005
762011-0	\$	1,044.04	53-363-001
762062-6	\$	843.84	53-314-026
800178-6	\$	1,103.80	53-451-004
800440-2	\$	764.68	53-433-003
800511-5	\$	1,178.64	53-432-011
800590-4	\$	937.68	53-424-001
800651-6	\$	1,058.14	53-431-008
800691-8	\$	477.12	53-431-014
800853-10	\$	1,694.44	53-233-021
800890-6	\$	2,836.16	53-233-002
801013-5	\$	2,278.58	53-232-004
801055-0	\$	1,104.22	53-231-011
801085-5	\$	776.86	53-231-005

801354-5	\$	3,280.96	53-433-020
801898-11	\$	1,006.62	53-500-015
801904-7	\$	1,255.30	53-500-034
802554-6	\$	1,158.38	53-414-001
802800-3	\$	726.00	53-413-012
802851-1	\$	1,467.00	53-418-001
803272-11	\$	639.68	53-416-003
840548-6	\$	852.38	53-060-043
841544-10	\$	1,228.52	58-091-013
841545-5	\$	1,813.08	58-091-013
847141-13	\$	892.38	57-162-001
002284-3	\$	1,253.82	63-030-009
869295-3	\$	2,538.60	58-010-005
869802-13	\$	1,703.54	58-160-034
000177-1	\$	2,070.50	58-180-017
869718-1	\$	779.78	58-140-038
002358-8	\$	438.52	57-370-014
002178-3	\$	1,243.20	57-370-084
000898-6	\$	1,065.60	57-330-008
002334-12	\$	1,404.46	54-270-058
800564-12	\$	1,064.76	53-441-005
001149-8	\$	746.92	58-170-117
921720-20	\$	1,681.18	54-130-016
922422-8	\$	640.82	54-050-027
922645-6	\$	881.26	54-030-003
922804-4	\$	1,074.12	54-040-050
923693-4	\$	988.04	54-020-001
003094-2	\$	689.12	55-210-035
927077-6	\$	830.34	55-020-024
927178-1	\$	973.80	55-030-019
928496-1	\$	644.28	54-070-029
928514-1	\$	1,399.50	54-070-020
929048-3	\$	1,201.52	54-060-045
001917-4	\$	574.46	55-170-015
001024-7	\$	1,624.08	55-160-049
000662-10	\$	1,268.40	55-160-028
000658-3	\$	1,397.36	55-160-026
001746-6	\$	678.30	55-200-013
001722-6	\$	807.92	55-200-009
000796-8	\$	1,225.38	55-140-026
000322-3	\$	1,752.00	55-150-072
982636-3	\$	1,662.86	55-120-015
982676-14	\$	700.84	55-120-035
982694-2	\$	868.86	55-120-044
982696-12	\$	642.72	55-120-045
001300-2	\$	598.30	55-180-032
984111-3	\$	1,409.60	55-080-041

984198-8	\$	650.40	55-080-080
001322-4	\$	844.50	55-180-073
921486-1	\$	1,097.62	54-140-024
928314-6	\$	733.24	55-030-003
929050-1	\$	1,463.94	54-060-025
984042-13	\$	799.20	55-080-045
722495-0	\$	3,548.78	53-211-012
013185-4	\$	642.96	22-201-010
002387-4	\$	456.26	57-390-006
772320-2	\$	1,351.20	56-300-042
004459-1	\$	1,740.80	56-310-059
001013-3	\$	3,054.88	56-310-044

TOTAL REPORT \$ 277,052.76 243 ACCOUNTS

ATTACHMENT 3



Finance

June 2, 2021

Customer Name

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:

\$703.48 is unpaid and delinquent for billing and service through May 2021. The total balance due on the account is **\$703.48** at the following address:

Service Address: XXX

Parcel #: XXX

Acct #: XXXXXX-XX

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 7, 2021. 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 July 20, 2021. 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:

\$703.48 no ha sido pagado y se encuentra en mora por facturación y servicio hasta Mayo de 2021. El saldo total adeudado en la cuenta es **\$703.48** en la siguiente dirección:

Dirección del servicio: XXX
Parcela #: XXX
Cuenta #: XXXXXX-XX

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 7 de Julio de 2021. 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 20 de Julio de 2021. 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:

26 ਮਾਰਚ, 2019 ਤੱਕ ਬਿਲਿੰਗ ਅਤੇ ਸੇਵਾ ਲਈ **\$703.48** ਰੁਪਏ ਦਾ ਭੁਗਤਾਨ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ ਅਤੇ ਕਸੂਰਵਾਰ ਹੈ। ਹੇਠ ਦਿੱਤੇ ਪਤੇ 'ਤੇ ਖਾਤੇ 'ਤੇ ਬਕਾਇਆ ਕੁੱਲ ਰਕਮ **\$703.48** ਹੈ:

ਸੇਵਾ ਦਾ ਪਤਾ: XXX
ਪਾਰਸਲ #: XXX
ਖਾਤਾ #: XXXXXX-XX

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 7 ਜੁਲਾਈ 2021 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 20 ਜੁਲਾਈ, 2021 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 ਸਹਿਰ 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 ਟਿੱਪਣੀਆਂ ਹਨ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ (530) 822-4618 'ਤੇ ਸੰਪਰਕ ਕਰਨ ਵਿੱਚ ਨਾ ਝਿਜਕੋ।