



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: City Utilities - Water and Light

To: City Council

From: City Manager & Staff

Council Meeting Date: May 1, 2023

Re: Authorizing Columbia 2 MHP Land, LLC to resell utilities at Park Village Mobile Home Park

Executive Summary

Staff has prepared for consideration an ordinance at the request of Columbia 2 MHP Land LLC seeking approval to resell utilities at Park Village Mobile Home Park located at 4410 Brown Station Road. Section 27-24 of the City Code provides for such an arrangement.

Discussion

Park Village Mobile Home Park receives Water, Sewer, Storm Water and Solid Wastes utility services from the City. Columbia 2 MHP Land LLC, owner of Park Village Mobile Home Park, is requesting permission to resell these utilities to the tenants of the park. Section 27-24 of the City Code provides for such an arrangement and includes the following provisions:

- No customer shall sell at a profit, or offer for sale at a profit any utility service purchased for his or her sole use from the city.
- Any customer wishing to resell a utility service, shall do so only after having first obtained authorization from the city council.
- Any customer reselling utility service, regardless of whether the utility service so resold is metered or not, shall from time to time as determined by the city manager, furnish evidence that such resale is in compliance with all rules relating to such.
- Any customer wishing to resell utility service may be required, as determined by the city, to install submeters where required and maintain records at such customer's expense, for the purpose of determining compliance with this section.

Columbia 2 MHP Land LLC intends to utilize sub-meters to determine water usage of each tenant and thus accurately proportion water and sewer charges to each tenant. Storm Water and Solid Waste fees are a per unit charge and would be passed on to the tenants accordingly.

This is consistent with ordinances previously approved to allow resell of utilities at other mobile home parks served by the City.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
04/06/2009	B68-09-Authorizing the owner of Blue Acres Mobile Home Park to resell water service to tenants.
09/05/2000	B278-00-Authorizing the owner of Cedar Oak Mobile Home Park to resell water service to tenants.
09/03/1996	B235-96-Authorizing Pine Grove Village Mobile Home Park to resell water service to its tenants.
08/24/1987	B42-87A-Authorizing Columns Associates to resell water services to its tenants at Columbia Regional Mobile Home Park.

Suggested Council Action

Approval of the ordinance.