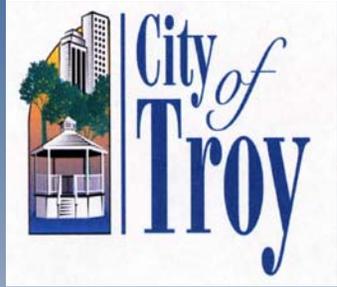


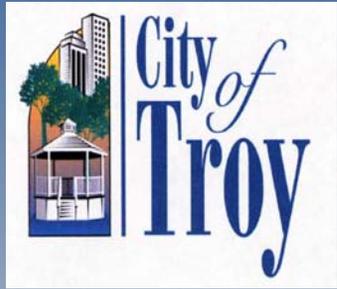
# *Sanitary Sewer Benefit Fee District Options for Charnwood Hills Subdivisions*





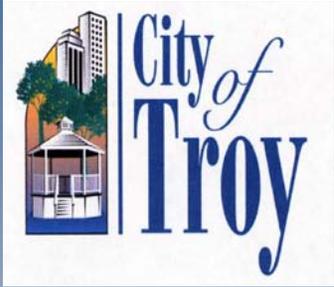
## **January 24, 2005 Council Meeting**

- Abandoned Proposed Special Assessment Project – Sewer and Asphalt Paving Throughout Charnwood Hills
- Staff to Return with Options and Information: Reconfigured Districts, Soils Information and Septic Repair History in Charnwood Hills Subdivisions



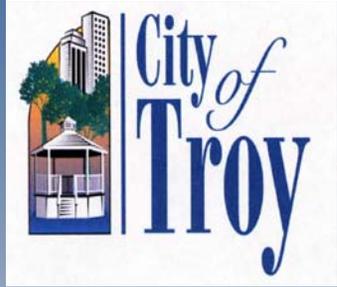
## **March 7, 2005 Council Study Meeting**

- Reviewed Sewer District Options and Costs
- House Bill 4200
- Current Sewer Benefit Fees
- Soils Information
- Septic Repair History



## **April 18, 2005 Council Meeting**

- Revised Benefit Fees Adopted
- All Zoning Class Fees Updated – Properties With Sewer Available
- Benefit Fee for New Sewers Based on Cost – Unique for each Project



## Sewer Benefit Fees Single Family Residences with Sewers Available

### Zoning

<u>Districts</u>	<u>Min. Lot Size</u>	<u>Previous Fee</u>	<u>Revised Fee</u>
R-1E	60	\$2,400	\$3,000
R-1D	75	\$3,000	\$3,750
R-1C	85	\$3,400	\$4,250
R-1B	100	\$4,000	\$5,000
R-1A	120	\$4,800	\$6,000

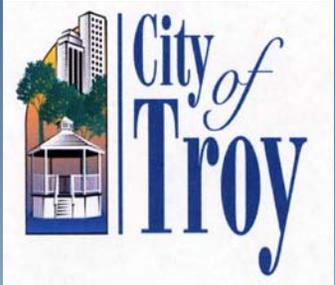
All Other Uses and Zones

\$50/front foot  
Minimum \$3,000

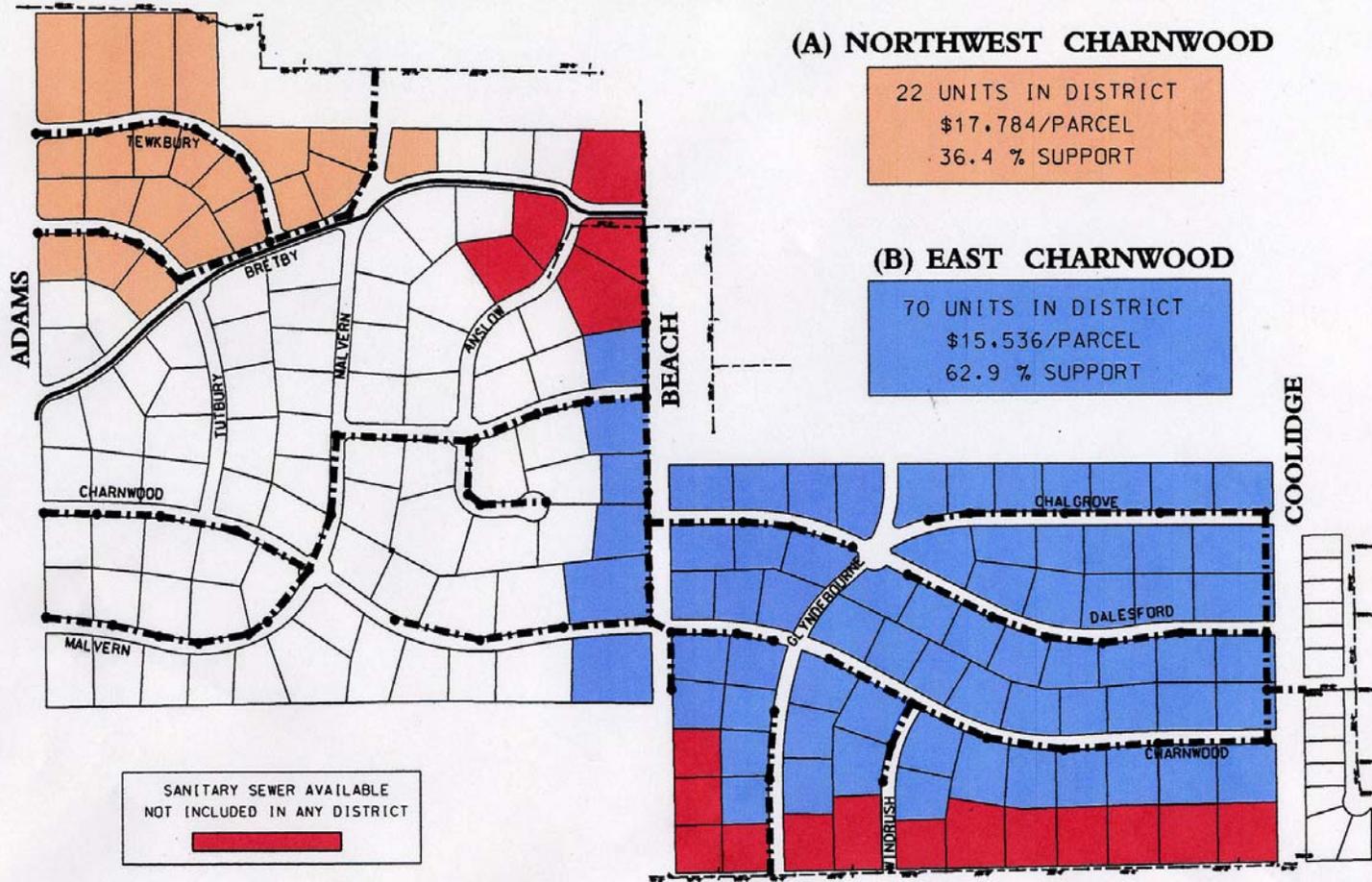
**Benefit Fee - New Sewers**  
**Determined for Each Sewer Project**

**Cost/Parcel**

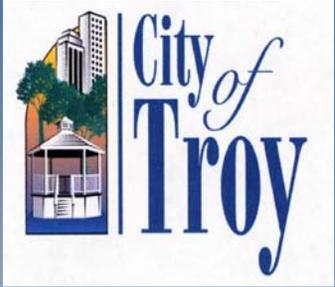
# Sanitary District Options Charnwood Hills



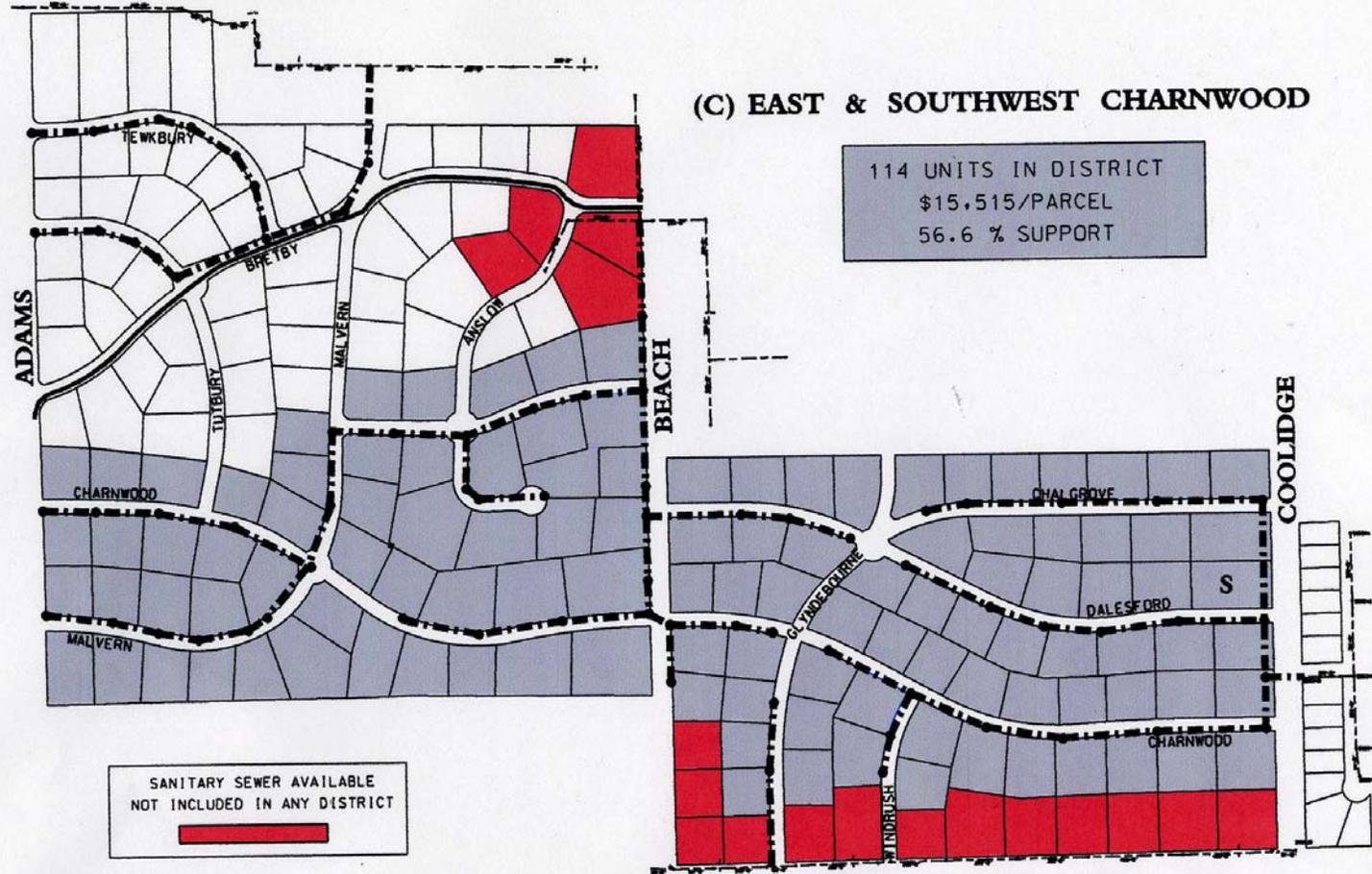
## CHARNWOOD SANITARY SEWER SUBDISTRICTS A & B



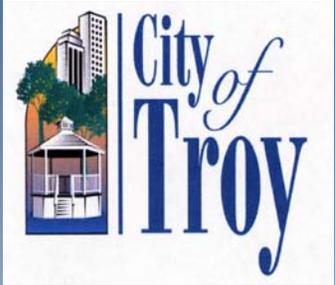
# Sanitary District Options Charnwood Hills



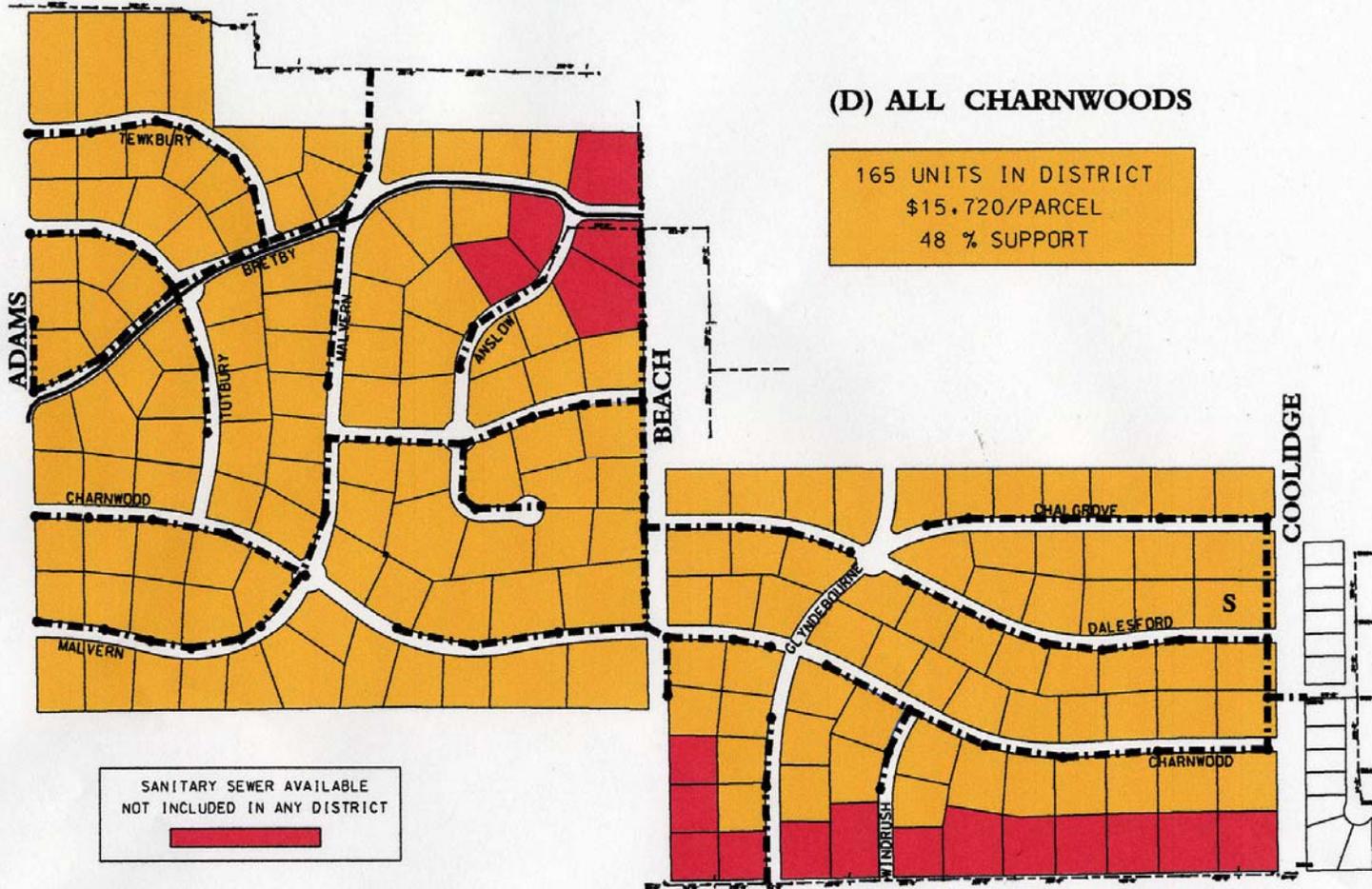
## CHARNWOOD SANITARY SEWER SUBDISTRICT C

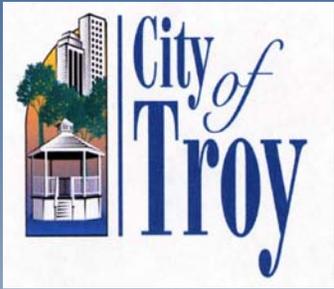


# Sanitary District Options Charnwood Hills



## CHARNWOOD SANITARY SEWER SUBDISTRICT D

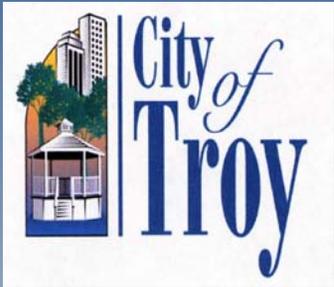




## *Reconfigured Sanitary Districts Cost Estimates for A, B, C and D*

<b>Sewer Benefit Fee District Options</b>	<b>Estimated Cost/Parcel</b>	<b>District Size</b>	<b>% Support</b>
A) Northwest Charnwood, West of Beach	\$17,784	22 Parcels	36.4%
B) East Charnwood, East of Beach	\$15,536	70 Parcels	62.9%
C) East and Southwest Charnwood	\$15,515	114 Parcels	56.6%
D) Single Charnwood District	\$15,720	165 Parcels	below 50%

(All costs rounded to nearest dollar)



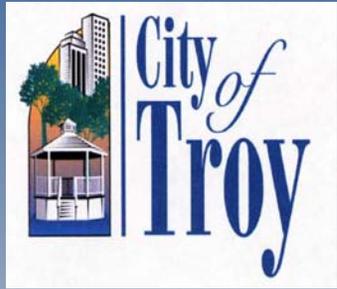
## *Reconfigured Sanitary Districts Benefit Fee Payments for A, B, C and D*

Sewer Benefit fees would be paid quarterly over a 40 year period, added to the water bill.

<b>Sewer Benefit Fee District Options</b>	<b>Estimated Cost/Parcel</b>	<b>Quarterly Payments</b>	<b>Total 40 Year Cost</b>
A) Northwest Charnwood, West of Beach	\$17,784	\$296.00	\$47,360.00
B) East Charnwood, East of Beach	\$15,536	\$259.00	\$41,440.00
C) East and Southwest Charnwood	\$15,515	\$258.00	\$41,280.00
D) Single Charnwood District	\$15,720	\$262.00	\$41,920.00

(All costs rounded to nearest dollar)

# *Cost for Work on Homeowner's Property*

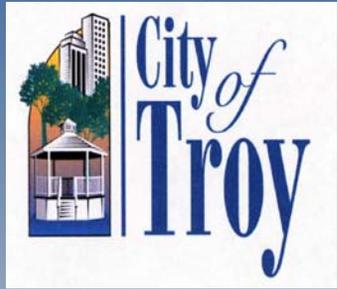


## **Costs Associated with Connecting to Sanitary Sewer**

- Cost to Abandon Septic Tank - \$600 to \$1,000 (+/-)
- Cost to Construct Sewer Line from House to Road - \$20 to \$40 per foot (+/-)
- Plumbing Permit - \$35 plus \$8 for every 50 feet of house lead beyond the first 50 feet
- Interceptor Fee - \$200

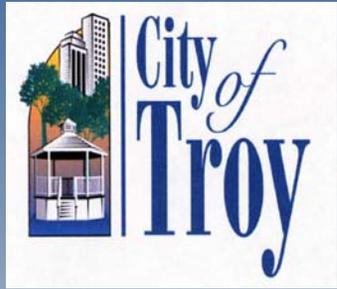
<b>Example: 100 feet 4" pipe at \$30/ft</b>	<b>=</b>	<b>\$3,000</b>
<b>Abandon Septic Tank</b>	<b>=</b>	<b>\$800</b>
<b>Plumbing Permit</b>	<b>=</b>	<b>\$43</b>
<b>Interceptor Fee</b>	<b>=</b>	<b><u>\$200</u></b>
<b>Total</b>		<b>\$4,043</b>

# *Sewer Benefit Fee Approach*



- Benefit Fee – Cost of new sewer divided by the number of benefiting properties. Benefit Fee is paid over 40 years at 6% interest. Payments begin at time of connection.
- Sewer connections required within 18 months (state law)
- Vacant lots pay Sewer Benefit Fee, in total, when building permit is issued
- City has installed sewers using the Benefit Fee method to address septic failures. Installation is done as a capital improvement project.

# *Asphalt Paving & Chip Seal*

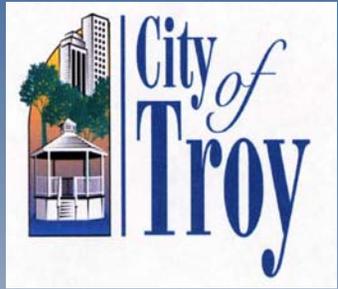


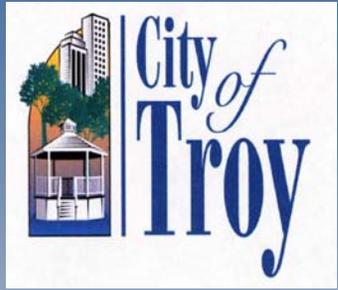
## **Sewer & Asphalt Paving**

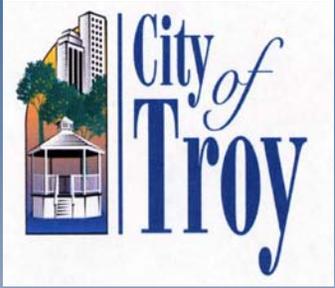
- Asphalt Paving Recommended for Sewer District
- Council Initiates Special Assessment Project for Asphalt - Early 2006
- Paving and Sewer – Spring/Summer 2006

## **Chip Seal – No Sewer**

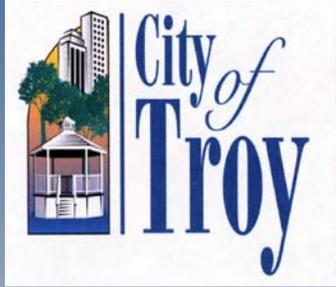
- Chip Seal Recommended for All of Charnwood Outside of Sewer District
- Council Initiates Special Assessment Project for Chip Seal – Summer 2005
- Chip Seal Work - Late Summer 2005







# *Summary of Options*

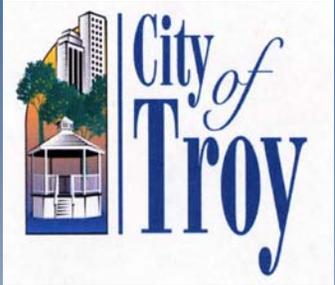


**Council Approves:**

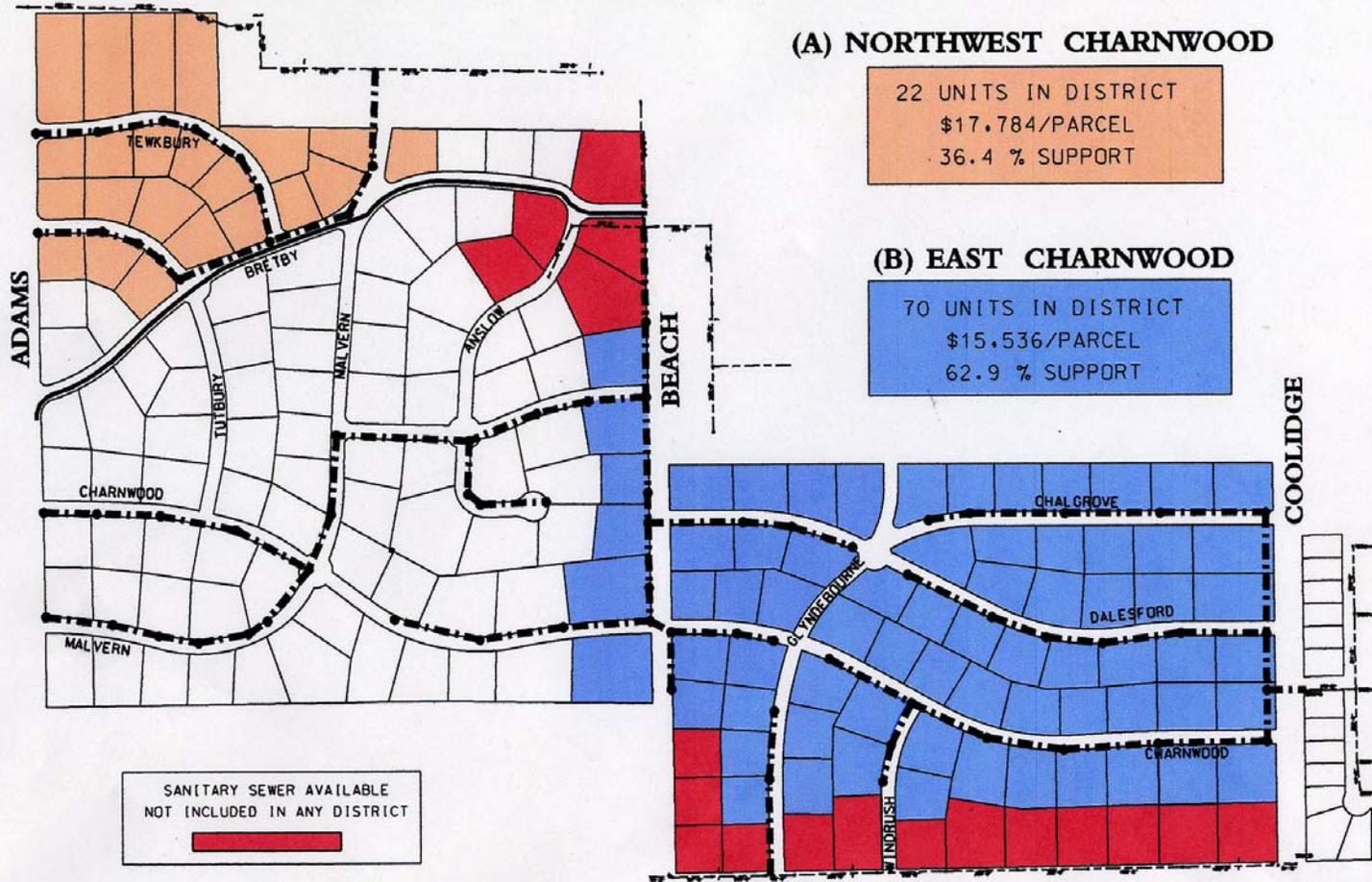
## **Benefit Fee Sewer District & SAD Asphalt Paving**

1. District A - Northwest Charnwood, West of Beach  
(SAD Chip Seal All Streets East of Beach, West of Beach  
Excluding Northwest Charnwood Sewer District)

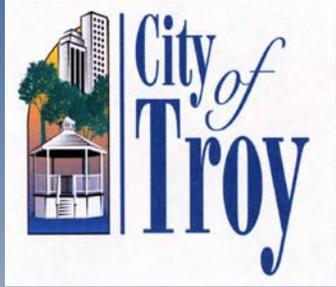
# Sanitary District Options Charnwood Hills



## CHARNWOOD SANITARY SEWER SUBDISTRICTS A & B



# *Summary of Options*

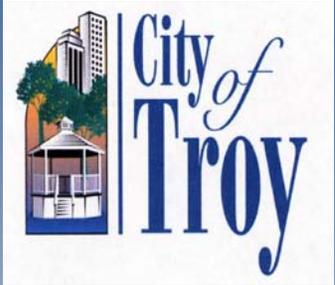


## **Council Approves:**

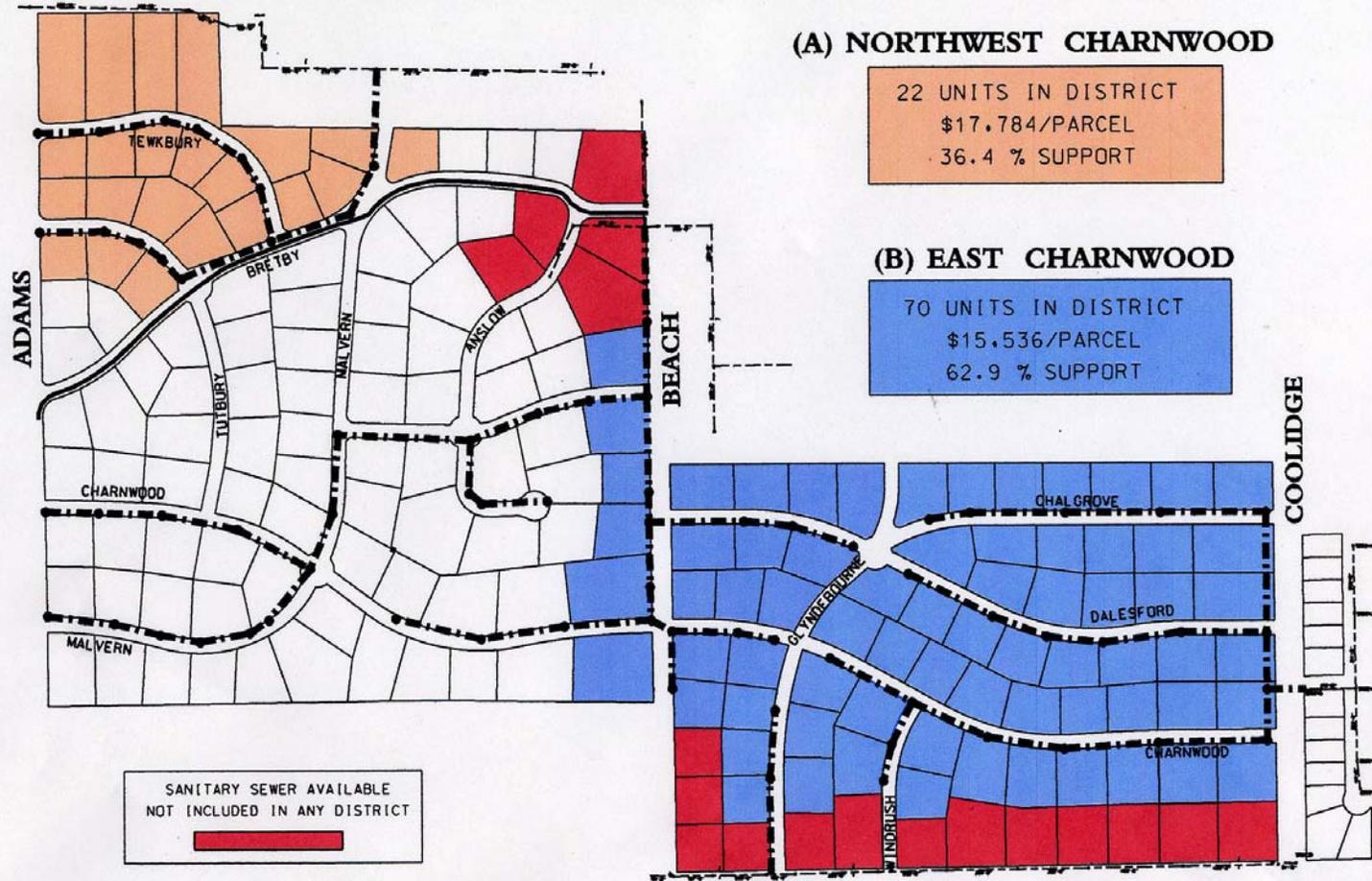
### **Benefit Fee Sewer District & SAD Asphalt Paving**

1. District A - Northwest Charnwood, West of Beach  
(SAD Chip Seal All Streets East of Beach, West of Beach  
Excluding Northwest Charnwood Sewer District)
2. District B - East Charnwood, East of Beach  
(SAD Chip Seal All Streets West of Beach)

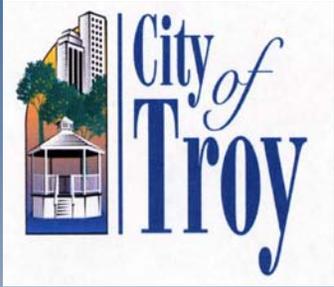
# Sanitary District Options Charnwood Hills



## CHARNWOOD SANITARY SEWER SUBDISTRICTS A & B



# *Summary of Options*

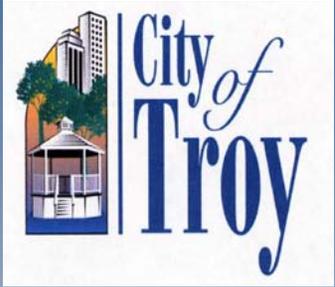


## **Council Approves:**

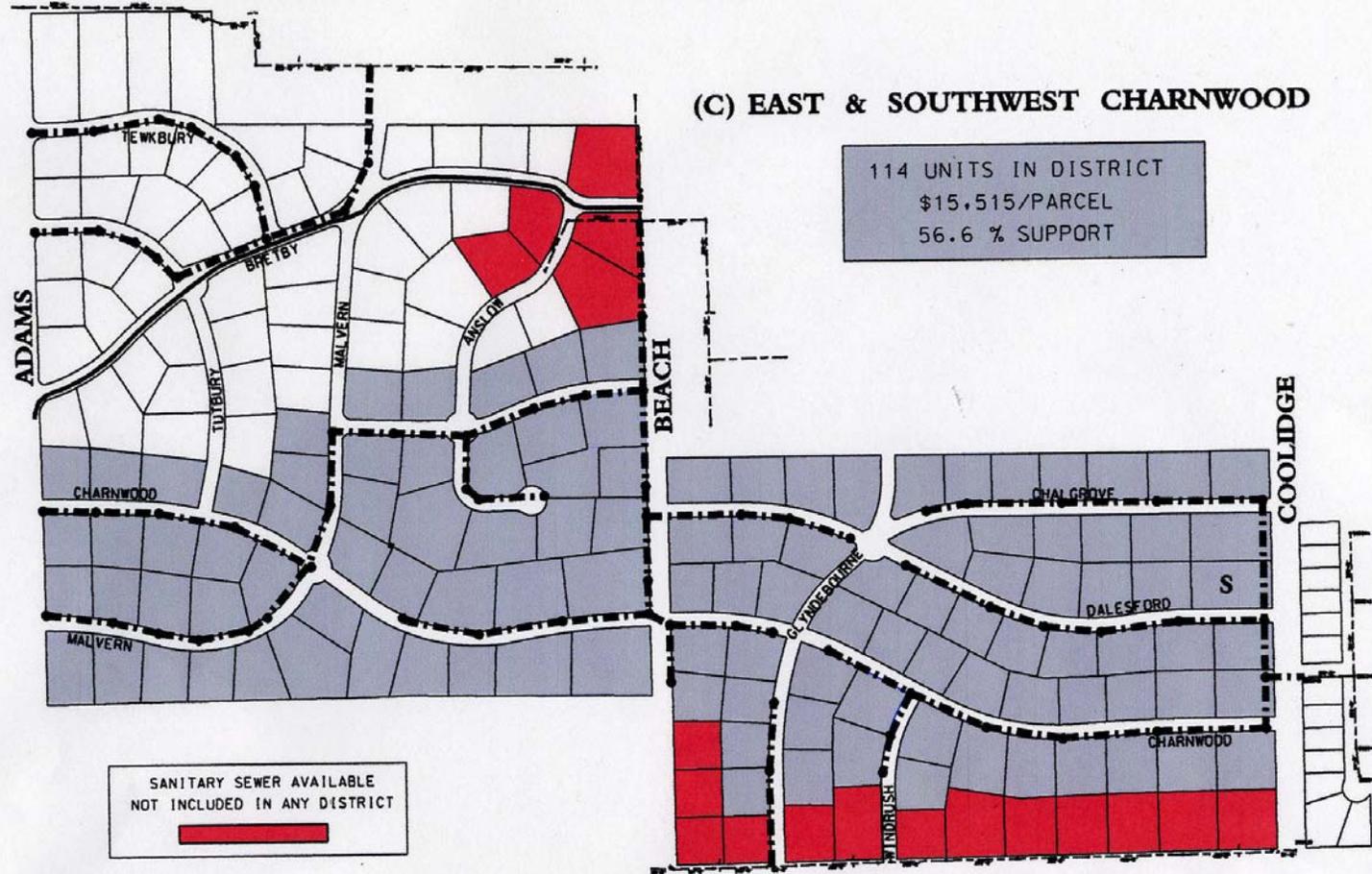
### **Benefit Fee Sewer District & SAD Asphalt Paving**

1. District A - Northwest Charnwood, West of Beach  
(SAD Chip Seal All Streets East of Beach, West of Beach  
Excluding Northwest Charnwood Sewer District)
2. District B - East Charnwood, East of Beach  
(SAD Chip Seal All Streets West of Beach)
3. District C - East and Southwest Charnwood  
(SAD Chip Seal Streets West of Beach/North of Sewer District)

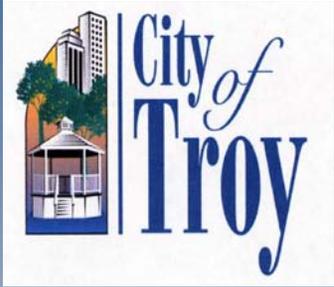
# Sanitary District Options Charnwood Hills



## CHARNWOOD SANITARY SEWER SUBDISTRICT C



# *Summary of Options*

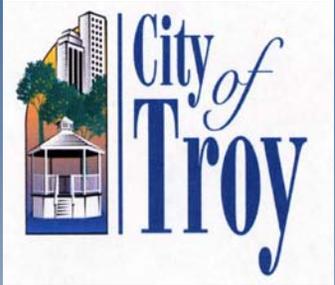


## **Council Approves:**

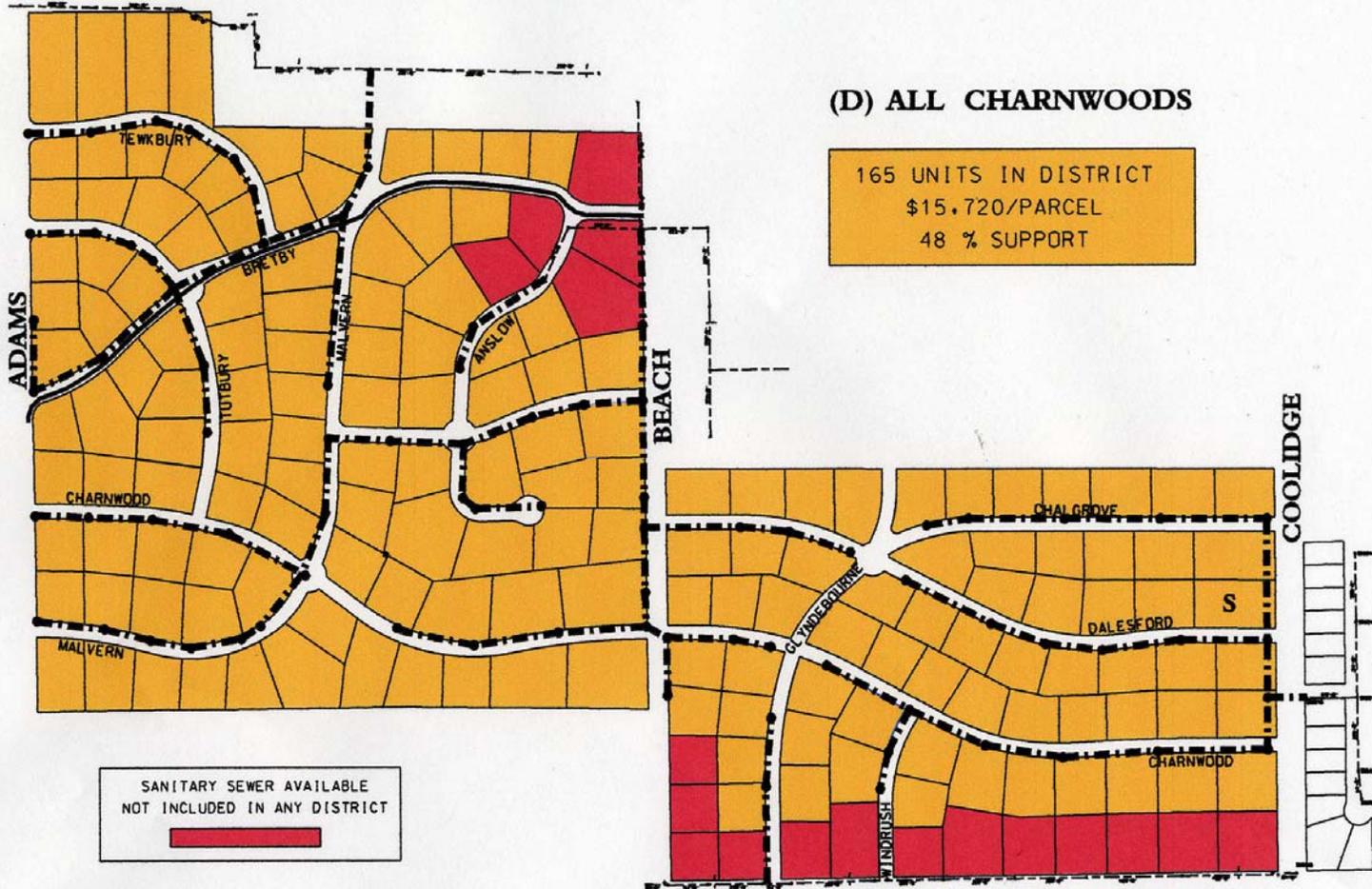
### **Benefit Fee Sewer District & SAD Asphalt Paving**

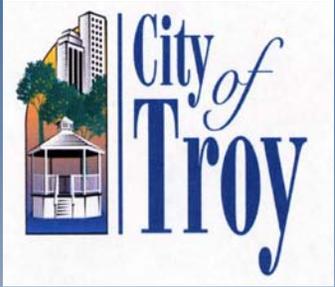
1. District A - Northwest Charnwood, West of Beach  
(SAD Chip Seal All Streets East of Beach, West of Beach  
Excluding Northwest Charnwood Sewer District)
2. District B - East Charnwood, East of Beach  
(SAD Chip Seal All Streets West of Beach)
3. District C - East and Southwest Charnwood  
(SAD Chip Seal Streets West of Beach/North of Sewer District)
4. District D - Single Charnwood District, Sewer and SAD  
Asphalt Paving

# Sanitary District Options Charnwood Hills



## CHARNWOOD SANITARY SEWER SUBDISTRICT D

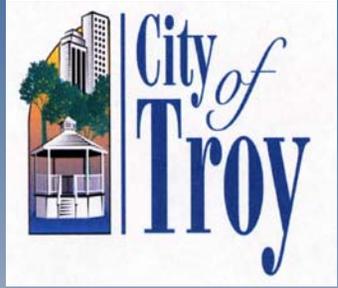




## **Council Initiates:**

### **SAD Chip Seal – No Sewers**

1. District D - Single Charnwood District



Questions?