CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN

MOTION TO APPROVE
AMENDED AND RESTATED SEWER MAIN CONNECTION CHARGES

JANUARY 28, 2020

WHEREAS, the Charter Township of Oshtemo has heretofore adopted the Wastewater Service Ordinance, being Ordinance No. 208, and as thereafter amended, and

WHEREAS, pursuant to Section 7 of said Ordinance, the Township Board is required to establish appropriate charges for sewer main connection and to make changes from time to time to reflect the changes in costs, and

WHEREAS, it is the desire of the Township Board to treat all persons similarly benefitted and similarly situated in an equitable manner with respect to sewer connection charges and to amend and restate the Sewer Main Connection Charges.

NOW, THEREFORE, until further modification by the Township Board, the Sewer Main Connection Charges are hereby amended and restated, and the following fees shall be payable at the time of connection to public sanitary sewer.

Motion made by Elizabeth Heiny-Cogswell, seconded by Grant Taylor, to adopt the foregoing Amended and Restated Sewer Main Connection Charges.

Upon roll-call vote, the following voted "Aye":

Elizabeth Heiny-Cogswell, Dusty Farmer, Grant Taylor,
and Cheri Bell

The following voted "Nay":

Deborah Everett and Zak Ford

The following "Abstained": None

The following were absent: Ken Hudok

The Supervisor declared the motion carried, and the Sewer Main Connection Charges duly adopted.

DUSTY FARMER, Township Clerk

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CERTIFICATE

I, Dusty Farmer, the duly appointed and acting Clerk of the Township of Oshtemo, hereby certify that the foregoing Motion to Approve Amended and Restated Sewer Main Connection Charges was adopted by the Township Board of said Charter Township at a regular meeting of said Board held on January 28, 2020, at which meeting a quorum was present, and the Motion was approved and ordered to take effect on January 28, 2020.

DUSTY FARMER, Township Clerk

CHARTER TOWNSHIP OF OSHTEMO

KALAMAZOO COUNTY, MICHIGAN

AMENDED AND RESTATED SEWER MAIN CONNECTION CHARGES

EFFECTIVE: JANUARY 28, 2020

I.

CONNECTION FEE - BENEFIT FEE

1. All property connecting to a public sewer shall pay a fee at time of connection.

2. Charges for connection to public sanitary sewers shall be as follows:

   FOR PROPERTIES ABUTTING SEWER MAINS PAID FOR BY THE TOWNSHIP OR BY A PRIVATE DEVELOPER (OUTSIDE APPROVED DEVELOPMENT BOUNDARIES)

   A. $30.00 per front foot of sewer in the road right-of-way*.

   B. $90.00 per lineal foot of interior sewer main not within a road right-of-way (measured along the center line of main).

   C. $7,500 per parcel, or lot, or building site.*

   D. $2,000 per benefit unit. (See Section IV).

   * Per parcel fee is not applicable for case I.2.B., interior sewer main.

   Assessable front foot charges for private single and two-family residential properties with only one residential building thereon shall only be charged for the first 200 feet of assessable frontage. All other commercial development, industrial development, residential plat or site condominium, as well as multi- family residential development, shall pay the applicable footage charge without limitation.

The assessable front foot connection charge shall apply when a property borders the sewer main road right-of-way, and the lineal foot connection charges shall apply when the sewer main is located in the interior of the parcel within a public sanitary sewer easement.

New parcels, lots or building sites which are split from property already connected to the public sewer system shall pay the fees as set forth above, except to the extent the a portion of the new lot, parcel or building site frontage was part of the first 200 feet for which the front foot charge has already been levied and paid.

LOTS, BUILDING SITES, AND PARCELS WITHIN APPROVED DEVELOPMENT BOUNDARIES WHERE THE DEVELOPER PAID FOR THE SEWER INSTALLATION

A. $2,000 per benefit unit (See Section IV).

3. When an additional lead to the sewer mains is requested to service a property where a lead already exists, the actual cost incurred by the Township in providing said additional lead shall be the responsibility of the requesting party.

4. Generally, Installment Payment Mortgage Agreements shall not exceed 20 years. Except as set forth herein, such Mortgage Agreements shall be charged a rate of interest equal to the home mortgage rate set by Fannie Mae on January 1 of each year plus .5%, not to exceed the maximum rate allowed by law. For sanitary sewer extension projects funded by state or federal loans, the Installment Payment Mortgage Agreement shall not exceed the term, or remaining term, of the state or federally funded loan, figured from the date the Installment Payment Mortgage Agreement is executed, and such Mortgages shall be charged a rate of interest equal to the loan or bond rate for such project plus 1%, not to exceed the maximum rate allowed by law.

5. If the property has been part of a special assessment district, the subject property shall be entitled to a credit for one Benefit Fee; only the remaining portions of the front foot charge and parcel, lot or building site fee, if any, shall be due as well as any additional Benefit Unit Charges owed under Section IV, Paragraph 1, in accordance with the Benefit Unit Schedule set forth therein. See Section IV.

II.

DEVELOPER CONSTRUCTION CONTRACT / SEWER MAIN EXTENSION AGREEMENT

1. A developer may contract with the Township to extend a public sewer main to and through a property subject to the following requirements:

   A. All costs, including construction, engineering, legal and administrative expenses, shall be paid by the developer.

   B. The design and construction of the sewer main extension, including all service leads, manholes, pumping stations, roadway borings, topsoil and service restoration shall be in accordance with the current Township standards and approved by the Township Engineer.

   C. Generally, construction will be undertaken by or under the control of the Township. However, pursuant to Township approval and authorization, sewer construction may be undertaken by the developer, and the following shall also generally apply:

      (1) All sewer construction must be inspected by the Township Engineer at the developer's full cost. However, pursuant to written Township approval, inspection of sewer construction for the purpose of permit certification may be performed by the developer's engineer of record.

      (2) Sanitary sewer testing requirements must be witnessed by the Township or its designated representative.

      (3) The developer must provide full, complete and reliable documentation of sewer construction costs in order to receive full benefit of the cost recovery provisions of paragraph E below.

      (4) Acceptance of the sewer addition for any use, including sewerage flow, shall require prior approval by the Township Engineer.

CI. The developer shall furnish the Township a hard copy and digital copy plan and profile set of as-constructed drawings, prepared to scale where one inch (1") equals forty feet (40') horizontal and four feet (4') vertical. Digital copies shall be provided in Autocad (.dwg) or (.dxf) format. **The Township Engineer will collect Global Positioning System (GPS) data for inclusion in the Township's Geographic Information System (GIS).**

CII. The Township shall collect from property owners for all properties connecting to the sewer main extension constructed by the developer, other than parcels, lots and building sites within the approved development boundaries, the appropriate fees and charges and, pursuant to a written agreement with the developer, will refund to the developer 80% of the parcel, lot or building site and front foot fees (if any) collected during the ten-year period following completion of construction. The amount of the refund, however, shall in no case exceed the total construction cost for that portion of sewer mains serving properties outside the approved development boundaries.

2. All sewer main extensions shall be extended to the far boundary of the property served so as to allow for future extension through adjoining property. All sewer leads shall be extended to the easement or roadway right-of-way line.

III.

USER / DEBT SERVICE FEES

1. Monthly or quarterly use and/or debt service charges shall be billed to each customer connected to the public sewer system by the City of Kalamazoo in conjunction with the customer's water bill as metered at the customer's private water supply in accordance with the Sanitary Sewage Disposal Agreement between the Charter Township of Oshtemo and the City of Kalamazoo dated October 8, 1984. Such charges to be established by resolution of the Township Board.

IV.

BENEFIT FEE

Connected Use or Activity	Benefit Units	Benefit Unit Factor
Auto Dealer - New and/or Used	1.00	Per premise plus 0.25 per 1,000 square feet of building including service area
Auto Repair/Collision	1.00	Same as above
Auto Wash (coin operated do-it-yourself, 10 gallons or less per car)	1.00	Per stall
Auto Wash (Mechanical - over 10 gallons per car - recycled)	5.00	Per stall or production line including approach and drying area
Auto Wash (Mechanical - over 10 gallons per car - not recycled)	10.00	Per stall or production line including approach and drying area
Bar	4.00	Per 1,000 square feet
Barber Shop	1.00	Per shop plus 0.1 per chair after 2
Beauty Shop	1.00	Per shop plus 0.1 per booth
Bowling Alley (No bar)	1.00	Per premise plus 0.2 per alley
Campground Facilities - recreation vehicle, tents, trailers under 12 feet	0.35	Per pad or site plus picnic facilities
Campground Facilities - trailer park or trailers in excess of 12 feet	0.50	Per pad or site plus picnic facilities
Church	0.25	Per 1,000 square feet minimum of 1
Cleaners (pick-up only)	1.00	Per shop
Cleaners (cleaning and pressing facilities)	1.00	Per premise plus 0.5 per 500 square feet

Convalescent or boarding home	1.00	Per premise plus 0.25 per bedroom
Convent	1.00	Per premise plus 0.25 per bedroom
Convenience store	1.50	Per premise plus 0.8 per 1,000 square feet
Country club and athletic club	1.50	Per 1,000 square feet of clubhouse plus restaurant, bar and pro shop as retail store
Drug store	1.00	Per premise plus snack bar
Factory (office and production)	0.75	Per 1,000 square feet
Factory (wet process)		Based on metered sewage flow (see paragraphs 4 and 5 of this Section)
Funeral home	1.50	Per 1,000 square feet plus residence to be computed separately
Grocery store and supermarket	1.00	Per premise plus 0.8 per 1,000 square feet
Hospital	1.10	Per bed
Hotel and motel	0.40	Per bedroom plus restaurant and bar
Laundry (self-serve)	1.00	Per premise plus 0.5 per washer
Marina - per boat docking Space	.06 .10	Per space under 25 feet in length Per space over 25 feet in length
Mobile home (free standing)	1.00	Per unit
Mobile home (park or division)	0.75	Per pad or site at indirect connection rate plus laundry, community buildings and office to be computed separately per schedule
Multiple-family residence		

Duplex, row house or townhouse	1.00	Per dwelling unit
Apartment residence self-contained unit including laundry facilities in apartment	1.00	Per dwelling unit
Apartment residence - other than self-contained unit - not having laundry facilities in apartments	0.80	Per dwelling unit
Fraternity or sorority house	0.50	Per 1,000 square feet of floor area
Park, recreation facilities, campground		
Picnic facilities - no bathing or overnight accommodations	0.20	Per parking space
Picnic facilities - with bathing privileges or swimming pool	0.35	Per parking space
Post office	1.00	Per 1,000 square feet
Professional office	0.25	Per 500 square feet minimum 1
Public institution	0.75	Per 1,000 square feet
Restaurant (meals only)	2.5	Per 1,000 square feet excluding restrooms, public areas not in regular use and unfinished areas
Restaurant (meals and drinks)	3.5	Per 1,000 square feet excluding restrooms, public areas not in regular use and unfinished areas
Restaurant (public area, auxiliary dining room, dance floor or ballroom which are not in regular use)	0.5	Per 1,000 square feet
Retail store (other than listed)	1.0	Per premise plus 0.1 per 1,000 square feet

School	1.0	Per classroom
Service station	1.5	Per 1,000 square feet of building area
Single-family residence	1.0	Per residence
Snack bar, drive-in, etc.	2.5	Per 1,000 square feet
Theater, drive-in	0.04	Per car space
Theater	0.0068	Per seat
Two-family residential	1.0	Per unit
Veterinary facility	1.5	Per facility
Veterinary facility with kennel	1.5	Per facility plus 0.5 per 5 kennels
Warehouse and storage	0.2	Per 1,000 square feet

2. For those uses not specifically identified above, the Supervisor or his or her designee shall determine the benefit unit factor applicable by identifying the proposed use with that use listed above which is most similar. As a further guide in such determination, each 250 gallons of average daily flow or fraction thereof estimated to be applicable shall constitute one (1) benefit unit.

3. In no event shall a connected use or activity be charged less than one (1) benefit unit.

4. Connection of property used or proposed to be used for industrial purposed shall be charged a connection charge based upon the sewage treatment demand of the industry, and including the quantity and quality of effluent as determined by the Township Engineer in consultation with the industry and the Supervisor or his or her designee prior to connection to the public sewer. As a guide in the foregoing determination, each 250 gallons of average daily flow or fraction thereof estimated to be applicable where unusual pollutants are not involved shall constitute one (1) benefit unit.

5. The benefit unit charge is predicated upon an assumed average daily flow for a single-family residence of 250 gallons.

6. All prior resolutions are hereby repealed.

V.

ANNUAL REVIEW

These fees are to be reviewed annually.