

ORDINANCE NO. 535-2012

Recoupment Ordinance to provide for additional charges for properties connecting to the St. John water supply and sanitary sewer system extension with such connection charges to be determined, as set forth herein, so as to distribute as equitably as possible among the users of the St. John Extension the cost of said extension, and allowing St. John Mennonite Church the opportunity to recoup some of their out of pocket costs for said extension.

WHEREAS, the Council of the Village of Pandora, Ohio, has established connection fees throughout the Village for connecting to and using the water supply and sanitary sewer system operated by the Village; and

WHEREAS, Council has approved the annexation of a large tract of land between Basinger Road and Road 4 called the St. John Mennonite Church Sanitary and Water Extension project (hereinafter called the St. John Extension) and has accepted a large extension of the Village water supply line and of the Village sanitary sewer system to serve inhabitants of the land annexed; and

WHEREAS, the expense of the St. John Extension was financed primarily by St. John Mennonite Church, located on Road 4; and

WHEREAS, as an essential part of the program for the construction of the St. John Extension and to provide for the repayment and recoupment of private funds expended therefore, this Council has determined that it is necessary to enact an Ordinance to provide for additional charges for properties connecting to the St. John Extension with such connection charges to be determined, as set forth herein, so as to distribute as equitably as possible among the users of the St. John Extension the cost of providing the St. John Extension; and

WHEREAS, the additional connection charges to be established herein, in the judgment of this Council, are reasonable and proper, having due regard to all relevant circumstances and conditions including information provided by the consulting engineers to the Village on the St. John Extension in connection therewith;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Pandora, Putnam County, Ohio, that:

Section 1. For purposes of this Ordinance, the term St. John Mennonite Church Sanitary and Water Extension (also referred to herein as the "St. John Extension") shall mean the waterline and the sanitary sewer force main and all appurtenances thereto which have been installed between Basinger Road and Road 4 during 2011.

Section 2. CONNECTION CHARGES FOR ST. JOHN EXTENSION.

- (a) No person, corporation, public agency, partnership or association whatsoever shall connect, or cause to be connected, any building or other structure to the St. John

Extension (i) unless authorized to do so under the ordinances, rules and regulations of the Village of Pandora and (ii) without first paying the charges provided for in Ordinance [the existing tap fee ordinance of the Village] of the Village of Pandora and the additional charges determined in accordance with the provisions of this Section.

- (b) Where a connection is to be made to the St. John Extension, the potential user thereof from within the corporate limits shall pay, prior to making such connection, in addition to the charges specified in [tap fee] of the Ordinances of the Village of Pandora, a one-time, up-front connection charge initially equal to \$3,500.00 per residential dwelling unit; and an amount calculated in sub-section (c) for any new connection which is not a single residence.
- (c) Connection to the St. John Extension which are non-residential or are multiple residential connections shall be calculated as follows:
 - (i) Sanitary sewer shall be calculated based on the EPA determined rate of usage and charged \$5.32 per gallon used; and
 - (ii) Waterline shall be determined by multiplying the number of feet of frontage of the property along the St. John Extension for which the connection is being made by \$16.00.
- (d) The imposition of charges provided for in this Section shall not preclude the subsequent levy of special assessments against benefitted properties to provide funds for the construction, replacement, rehabilitation or other improvement of waterlines and sanitary sewer lines required to provide water and sanitary sewer service to such properties, and the charges provided for in this Section are in addition to any other permits and charges required by law and by ordinance or regulation of this Village.
- (e) In the event that any lot or land or building or other structure thereon is connected to the St. John Extension in violation of any of the provisions of this Section, and the owner, agent, lessee, tenant or occupant of such lot or land fails or refuses to disconnect the same upon being directed to do so by the Director of Municipal Service, the Director of Municipal Service is hereby authorized to cause such lot or land to be disconnected from the St. John Extension, and the violator shall be liable to the Village for the cost of making such disconnection.

Section 3. Following the receipt of the stated additional charges for the St. John Extension as required in this ordinance, the Village shall make disbursement of the charges as soon as practical to St. John Mennonite Church of Pandora, Ohio.


Section 4. The Fiscal Officer is directed to deliver a certified copy of this ordinance to the County Auditor not less than twenty days after its passage.

Section 5. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public, in compliance with the law.

Section 6. This ordinance shall take effect at the earliest time permitted by law and shall be effective for a period of 15 years from its date of effectiveness.

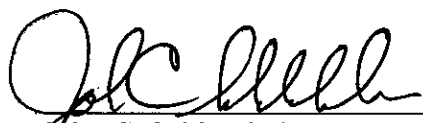
ADOPTED: March 13, 2012

ATTEST:



Lana S. Burry, Fiscal Officer

APPROVED:



John C. Schlumbohm, Mayor

ST. JOHN MENNONITE CHURCH
 RECOUPMENT OF COSTS CALCULATIONS

	Totals
Capacity of Forced Main Sanitary Sewer (SS)	
Measure is gallons per day (GPD)	
St John seating is 486 @ 7 GPD	3,402
Future expansions could double capacity (x2)	6,804
Neighboring Properties (bedroom count)	
Hackworth Properties (2 @ 3bdrms each)	6
Houses North of Church (2 @ 3bdrms each)	6
East & South of Church (3 @ 3bdrms each)	9
Total Bedrooms	21
Total for neighbors @ 120 GPD/bedroom	2520
Total Near Future GPD Demand on SS	9,324
Current capacity: pumps and system w/ 3.0 HP	34,560
(With 7.5 HP pump the capacity increases to 53,280 GPD)	
Available GPD (73% for future development)	25,236

ADMINISTRATIVE COSTS

Choice One	\$22,330
EPA Permits	\$1,251
Cost of Crops destroyed (beans)	\$3,539
Total Administrative Costs	\$27,120
One half each for water & sanitary sewer	\$13,560

WATER MAIN

Frontage on Road 4	1,022
Distance, Basinger Rd to Rd 4	5,352
Total Waterline Length	6,374

Church cost of total water line w/o markup	\$88,867
Church waterline costs plus administrative	\$102,427

Per foot cost of waterline	\$16
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SANITARY SEWER

Costs of Gravity Sewer – Along Rd 4	
2 Manholes	\$3,600
800 feet of 8" Sanitary	\$12,800
Seeding & Mulching	\$2,765
Maintaining Traffic	\$1,000
Clearing and Grubbing	\$2,000
Removal	<u>\$500</u>

Total Costs Gravity	\$22,665
Costs of SS over whole length	
Cleanout Chamber	\$2,000
Pump Station	\$17,000
County Electric	<u>\$3,000</u>
Total	\$22,000
Ditch Crossing	\$3,000
5,376 feet of 2" Forcemain	\$32,256
Repair Tile	<u>\$1,070</u>
Total	\$36,326
Administrative	\$13,560
Total cost for Sanitary Sewer	\$94,551
Capacity (GPD) after design factor applied*	17,760
Charge per gallon (for GPD) on new taps	\$5.32

Average House at 3 bedroom @ 120 gp bed \$1,915.20

Average House with 90' front: water and ss \$3,355.20

Proposed Sewer Tap In Fee:
Residence outside the Corporation \$4,000

Summary of Footage owned along Road 4 (Gravity feed SS)

St. John Property (South Lot)	250 feet
Hackworth Property	550 feet
St. John Property (Parking Lot)	250 fee

St. John negotiated 2 water and sewer taps for a 10 foot easement along the Hackworth Property
1 for the main house property and 1 for the existing housetrailer

*Per Tony Schroeder this number is derived by dividing the maximum capacity of the 2" force main (53,280 gpd) by a design factor of 3 which equals 17,760.