

ORDINANCE NO. 2016-2

AN ORDINANCE AMENDING ORDINANCE NO. 2011-2

ENTITLED THE

SEWER RATE ORDINANCE FOR THE GRANGER SUBDISTRICT

An Ordinance establishing a schedule of rates and charges to be collected by the St. Joseph County Regional Water & Sewer District from the owners of property served by the sewage works of said District and other matters connected therewith.

WHEREAS, on October 6, 2011, the District ordained and adopted Ordinance No. 2011-2 entitled Sewer Rate Ordinance (“Ordinance 2011-2”) to establish a schedule of rates and charges to be collected by the District from the owners of property served or benefiting from the sewage works of said District; and

WHEREAS, the Board of Trustees has determined that certain changes and amendments to Ordinance 2011-2, including Schedule 2 thereof, are necessary and desirable; and

NOW, THEREFORE, BE IT RESOLVED, ESTABLISHED, AND ORDAINED by the St. Joseph County Regional Water & Sewer District, St. Joseph County, Indiana that:

Ordinance 2011-2 is hereby amended by this Ordinance 2016-2 as follows;

1. Schedule 1 is hereby deleted and replaced in its entirety by inserting Schedules 1, 2 and 3 attached as Exhibit “A” hereto.

2. Schedule 2 is amended and renamed Schedule 4, as attached as Exhibit “B” hereto.

3. Section 4 (d) is hereby deleted and replaced in its entirety by inserting the following:

“(d) All bills not paid in accordance with the collection policy adopted by the Board shall be delinquent and the Board may establish late payment charges to be added to each delinquent bill in an amount to be determined by the Board by adoption of a resolution thereof.”

4. Section 4 is amended by adding new Section 4 (e) to read in its entirety as follows:

“(e) The District may impose a One Hundred and 00/100 Dollars (\$100.00) per day penalty for failure to connect and also apply to the circuit of superior court of the St. Joseph County for an order to force connection, with the cost of the action, including reasonable attorney’s fees of the District to be assessed by the court against the property owner in the action.”

5. Section 6 of Ordinance 2011-2 is deleted in its entirety and replaced with the following:

“Section 6. The District may periodically cause a study to be made for the purpose of reviewing the fairness, equity and proportionality of the rates and charges for sewage services. Said studies shall be conducted by officers or employees of the District or by a firm engaged by the District, which firm shall have experience in such studies, or by such combination of officers, employees, and outside advisors as the District shall determine to be best under the circumstances. The District shall, upon completion of said study revise and adjust the rates and charges, as necessary, in accordance therewith in order to maintain the proportionality and sufficiency of the rates.”

6. Section 7 is amended by adding new Section 7 (g) to read in its entirety as follows:

“(g) Notwithstanding anything to the contrary in this Section 7, the limitations relating to septic tank soil absorption system exemptions and large parcel exemptions as provided for in IC 13-26-5-2.5 and IC 13-26-5-2.6, respectively, shall apply.

7. Effect of Ordinance. Except as amended or affected by this Ordinance 2016-2, all other provisions of Ordinance 2011-2 shall remain in full force and effect until such time as otherwise amended.

8. Effective Date. Upon adoption, this Ordinance shall be effective beginning January 1, 2017.

ORDAINED AND ADOPTED this ____ day of November, 2016.

[SIGNATURE PAGE FOLLOWS]

ST. JOSEPH COUNTY REGIONAL
WATER & SEWER DISTRICT

By: _____
Donald Smessaert, President

By: _____
Barry Skalski, Vice President

By: _____
Jessica Clark, Treasurer

By: _____
Michael Dobson, Member

By: _____
Nick Molchan, Member

By: _____
Tory Irwin, Member

ATTEST:

Stephen A. Studer, District Counsel

SCHEDULE I
Effective Date 1/1/17

(A) Flat Rate Per Month

Customer Category	Variable	Gallons Per Variable	REU Per Variable	User Charge	Debt Service Availability	Debt Service Other	Subtotal	Conveyance & Treatment Charge	Total
Residential									
Single Family	Dwelling Unit	310	1.000	\$27.44	\$21.73	\$36.22	\$85.39	\$21.87	\$107.26
Multi Family	Dwelling Unit	210	0.677	\$18.58	\$14.71	\$24.52	\$57.81	\$14.81	\$72.62
Non-Residential									
Office Building	Employees	20	0.065	\$1.78	\$1.41	\$2.36	\$5.55	\$1.42	\$6.97
Small Shopping Center (<14,000 sq ft)	Employees	20	0.065	\$1.78	\$1.41	\$2.36	\$5.55	\$1.42	\$6.97
Large Shopping Center (>14,000 sq ft)	1000 Sq Feet (or fraction thereof)	75	0.242	\$6.64	\$5.26	\$8.76	\$20.66	\$5.30	\$25.96
	Employees	20	0.065	\$1.78	\$1.41	\$2.36	\$5.55	\$1.42	\$6.97
Campground*	Site w/o Sewer hook up	10	0.032	\$0.88	\$0.70	\$1.15	\$2.73	\$0.70	\$3.43
	Site with Sewer hook up	15	0.048	\$1.32	\$1.04	\$1.74	\$4.10	\$1.05	\$5.15
Doctor's Office	Doctors	75	0.242	\$6.64	\$5.26	\$8.76	\$20.66	\$5.30	\$25.95
	Support Staff	75	0.242	\$6.64	\$5.26	\$8.76	\$20.66	\$5.30	\$25.95
Dentist's Office	Chairs	100	0.323	\$8.86	\$7.02	\$11.70	\$27.58	\$7.06	\$34.64
	Employees	75	0.242	\$6.64	\$5.26	\$8.76	\$20.66	\$5.30	\$25.95
Kennel/Vet Office	Animal housing units	20	0.065	\$1.78	\$1.41	\$2.36	\$5.55	\$1.42	\$6.97
Outpatient Surgery Center	Patients/Day	50	0.161	\$4.42	\$3.50	\$5.83	\$13.75	\$3.52	\$17.27
Restaurant/Food service (carry out only)	Establishment	310	1.000	\$27.44	\$21.73	\$36.22	\$85.39	\$21.87	\$107.26
Restaurant/Food service (Dine in, not 24hr)	Seats	25	0.081	\$2.22	\$1.76	\$2.94	\$6.92	\$1.77	\$8.69
Restaurant/Food Service (Under 8 hrs/day)	Seats	17	0.055	\$1.51	\$1.20	\$1.99	\$4.70	\$1.20	\$5.90
Beauty Salon (full service)	Avg Daily Customers	35	0.113	\$3.10	\$2.46	\$4.09	\$9.65	\$2.47	\$12.12
Beauty Salon (cut and wash only)	Avg Daily Customers	10	0.032	\$0.88	\$0.70	\$1.15	\$2.73	\$0.70	\$3.43
Beauty Salon (Cut Only)	Avg Daily Customers	5	0.016	\$0.44	\$0.35	\$0.58	\$1.37	\$0.35	\$1.72
Fitness Center (no showers)	Total Members	2.5	0.008	\$0.22	\$0.17	\$0.29	\$0.68	\$0.18	\$0.86
Fitness Center (with showers)	Total Members	5	0.016	\$0.44	\$0.35	\$0.58	\$1.37	\$0.35	\$1.72
Service Station (no car wash)	Bathrooms	400	1.290	\$35.40	\$28.03	\$46.72	\$110.15	\$28.22	\$138.37
Service Station (with car wash)	Car wash Bay	930	3.000	\$82.32	\$65.19	\$108.66	\$256.17	\$65.61	\$321.78
Institutional									
Fire Station	# of Bays (with drains)	310	1.000	\$27.44	\$21.73	\$36.22	\$85.39	\$21.87	\$107.26
Elementary School	Pupils	10	0.032	\$0.88	\$0.70	\$1.15	\$2.73	\$0.70	\$3.43
Adult Education Facility	Pupils	10	0.032	\$0.88	\$0.70	\$1.15	\$2.73	\$0.70	\$3.43
Worship Center (full kitchen)	Seats	5	0.016	\$0.44	\$0.35	\$0.58	\$1.37	\$0.35	\$1.72
Worship Center (warming kitchen only)	Seats	4	0.013	\$0.36	\$0.28	\$0.47	\$1.11	\$0.28	\$1.39
Worship Center (no kitchen)	Seats	3	0.010	\$0.27	\$0.22	\$0.36	\$0.85	\$0.22	\$1.07
Industrial									
Factory (no showers)	Employees	20	0.065	\$1.78	\$1.41	\$2.36	\$5.55	\$1.42	\$6.97
Factory (with showers)	Employees	35	0.113	\$3.10	\$2.46	\$4.09	\$9.65	\$2.47	\$12.12

*requires a metered connection
Customer billings will be based upon the above table rounded to the nearest 0.5 REU with a minimum of 1.0 REU.

(B) Flow Rate Per Month

Customers may elect to have the Conveyance & Treatment Charge component of the monthly billing to be based on a metered rate of \$3.87 per 1,000 gallons of monthly usage.

SCHEDULE II
Effective Date 1/1/18

(A) Flat Rate Per Month

Customer Category	Variable	Gallons Per Variable	REU Per Variable	User Charge	Debt Service Availability	Debt Service Other	Subtotal	Conveyance & Treatment Charge	Total
Residential									
Single Family	Dwelling Unit	310	1.000	\$28.81	\$22.82	\$38.03	\$89.66	\$22.96	\$112.62
Multi Family	Dwelling Unit	210	0.677	\$19.51	\$15.45	\$25.74	\$60.70	\$15.55	\$76.25
Non-Residential									
Office Building	Employees	20	0.065	\$1.87	\$1.48	\$2.47	\$5.82	\$1.50	\$7.32
Small Shopping Center (<14,000 sq ft)	Employees	20	0.065	\$1.87	\$1.48	\$2.47	\$5.82	\$1.50	\$7.32
Large Shopping Center (>14,000 sq ft)	1000 Sq Feet (or fraction thereof)	75	0.242	\$6.97	\$5.52	\$9.21	\$21.70	\$5.55	\$27.25
Campground*	Employees	20	0.065	\$1.87	\$1.48	\$2.47	\$5.82	\$1.50	\$7.32
Doctor's Office	Site w/o Sewer hook up	10	0.032	\$0.92	\$0.73	\$1.22	\$2.87	\$0.74	\$3.61
	Site with Sewer hook up	15	0.048	\$1.38	\$1.10	\$1.82	\$4.30	\$1.10	\$5.40
Dentist's Office	Doctors	75	0.242	\$6.97	\$5.52	\$9.21	\$21.70	\$5.55	\$27.25
	Support Staff	75	0.242	\$6.97	\$5.52	\$9.21	\$21.70	\$5.55	\$27.25
	Chairs	100	0.323	\$9.31	\$7.37	\$12.28	\$28.96	\$7.42	\$36.38
	Employees	75	0.242	\$6.97	\$5.52	\$9.21	\$21.70	\$5.55	\$27.25
Kennel/Vet Office	Animal housing units	20	0.065	\$1.87	\$1.48	\$2.47	\$5.82	\$1.50	\$7.32
Outpatient Surgery Center	Patients/Day	50	0.161	\$3.67	\$4.64	\$6.13	\$14.44	\$3.70	\$18.14
Restaurant/Food service (carry out only)	Establishment	310	1.000	\$28.81	\$22.82	\$38.03	\$89.66	\$22.96	\$112.62
Restaurant/Food service (Dine in, not 24hr)	Seats	25	0.081	\$2.33	\$1.85	\$3.08	\$7.26	\$1.86	\$9.12
Restaurant/Food Service (Under 8 hrs/day)	Seats	17	0.055	\$1.57	\$1.25	\$2.09	\$4.92	\$1.26	\$6.18
Beauty Salon (full service)	Avg Daily Customers	35	0.113	\$3.26	\$2.58	\$4.29	\$10.13	\$2.60	\$12.73
Beauty Salon (cut and wash only)	Avg Daily Customers	10	0.032	\$0.92	\$0.73	\$1.22	\$2.87	\$0.73	\$3.60
Beauty Salon (Cut Only)	Avg Daily Customers	5	0.016	\$0.46	\$0.37	\$0.60	\$1.43	\$0.37	\$1.80
Fitness Center (no showers)	Total Members	2.5	0.008	\$0.23	\$0.18	\$0.31	\$0.72	\$0.18	\$0.90
Fitness Center (with showers)	Total Members	5	0.016	\$0.46	\$0.37	\$0.60	\$1.43	\$0.37	\$1.80
Service Station (no car wash)	Bathrooms	400	1.290	\$37.17	\$29.43	\$49.06	\$115.66	\$29.62	\$145.28
Service Station (with car wash)	Car wash Bay	930	3.000	\$86.44	\$68.45	\$114.09	\$268.98	\$68.89	\$337.87
Institutional									
Fire Station	# of Bays (with drains)	310	1.000	\$28.81	\$22.82	\$38.03	\$89.66	\$22.96	\$112.62
Elementary School	Pupils	10	0.032	\$0.92	\$0.73	\$1.22	\$2.87	\$0.73	\$3.60
Adult Education Facility	Pupils	10	0.032	\$0.92	\$0.73	\$1.22	\$2.87	\$0.73	\$3.60
Worship Center (full kitchen)	Seats	5	0.016	\$0.46	\$0.37	\$0.60	\$1.43	\$0.37	\$1.80
Worship Center (warming kitchen only)	Seats	4	0.013	\$0.37	\$0.30	\$0.49	\$1.16	\$0.30	\$1.46
Worship Center (no kitchen)	Seats	3	0.010	\$0.29	\$0.23	\$0.38	\$0.90	\$0.23	\$1.13
Industrial									
Factory (no showers)	Employees	20	0.065	\$1.87	\$1.48	\$2.47	\$5.82	\$1.50	\$7.32
Factory (with showers)	Employees	35	0.113	\$3.26	\$2.58	\$4.29	\$10.13	\$2.60	\$12.73

*requires a metered connection
Customer billings will be based upon the above table rounded to the nearest 0.5 REU with a minimum of 1.0 REU.

(B) Flow Rate Per Month

Customers may elect to have the Conveyance & Treatment Charge component of the monthly billing to be based on a metered rate of \$4.06 per 1,000 gallons of monthly usage.

SCHEDULE III
Effective Date 1/1/19

(A) Flat Rate Per Month

Customer Category	Variable	Gallons Per Variable	REU Per Variable	User Charge	Debt Service Availability	Debt Service Other	Subtotal	Conveyance & Treatment Charge	Total
Residential									
Single Family	Dwelling Unit	310	1.000	\$30.25	\$23.96	\$39.93	\$94.14	\$24.11	\$118.25
Multi Family	Dwelling Unit	210	0.677	\$20.48	\$16.22	\$27.04	\$63.74	\$16.32	\$80.06
Non-Residential									
Office Building	Employees	20	0.065	\$1.97	\$1.56	\$2.59	\$6.12	\$1.57	\$7.69
Small Shopping Center (<14,000 sq ft)	Employees	20	0.065	\$1.97	\$1.56	\$2.59	\$6.12	\$1.57	\$7.69
Large Shopping Center (>14,000 sq ft)	1000 Sq Feet (or fraction thereof)	75	0.242	\$7.32	\$5.80	\$9.66	\$22.76	\$5.84	\$28.62
	Employees	20	0.065	\$1.97	\$1.56	\$2.59	\$6.12	\$1.57	\$7.69
Campground*	Site w/o Sewer hook up	10	0.032	\$0.97	\$0.77	\$1.27	\$3.01	\$0.77	\$3.78
	Site with Sewer hook up	15	0.048	\$1.45	\$1.15	\$1.92	\$4.52	\$1.16	\$5.68
Doctor's Office	Doctors	75	0.242	\$7.32	\$5.80	\$9.66	\$22.76	\$5.84	\$28.62
	Support Staff	75	0.242	\$7.32	\$5.80	\$9.66	\$22.76	\$5.84	\$28.62
Dentist's Office	Chairs	100	0.323	\$9.77	\$7.74	\$12.90	\$30.41	\$7.79	\$38.20
	Employees	75	0.242	\$7.32	\$5.80	\$9.66	\$22.76	\$5.84	\$28.62
Kennel/Vet Office	Animal housing units	20	0.065	\$1.97	\$1.56	\$2.59	\$6.12	\$1.57	\$7.69
Outpatient Surgery Center	Patients/Day	50	0.161	\$4.87	\$3.86	\$6.43	\$15.16	\$3.86	\$19.04
Restaurant/Food service (carry out only)	Establishment	310	1.000	\$30.25	\$23.96	\$39.93	\$94.14	\$24.11	\$118.25
Restaurant/Food service (Dine in, not 24hr)	Seats	25	0.081	\$2.45	\$1.94	\$3.24	\$7.63	\$1.95	\$9.58
Restaurant/Food Service (Under 8 hrs/day)	Seats	17	0.055	\$1.66	\$1.32	\$2.20	\$5.38	\$1.32	\$6.50
Beauty Salon (full service)	Avg Daily Customers	35	0.113	\$3.42	\$2.71	\$4.51	\$10.64	\$2.72	\$13.36
Beauty Salon (cut and wash only)	Avg Daily Customers	10	0.032	\$0.97	\$0.77	\$1.27	\$3.01	\$0.77	\$3.78
Beauty Salon (Cut Only)	Avg Daily Customers	5	0.016	\$0.48	\$0.38	\$0.64	\$1.50	\$0.39	\$1.89
Fitness Center (no showers)	Total Members	2.5	0.008	\$0.24	\$0.19	\$0.32	\$0.75	\$0.15	\$0.94
Fitness Center (with showers)	Total Members	5	0.016	\$0.48	\$0.38	\$0.64	\$1.50	\$0.39	\$1.89
Service Station (no car wash)	Bathrooms	400	1.290	\$39.03	\$30.90	\$51.51	\$121.44	\$31.11	\$152.55
Service Station (with car wash)	Car wash Bay	930	3.000	\$90.76	\$71.87	\$119.79	\$282.42	\$72.34	\$354.76
Institutional									
Fire Station	# of Bays (with drains)	310	1.000	\$30.25	\$23.96	\$39.93	\$94.14	\$24.11	\$118.25
Elementary School	Pupils	10	0.032	\$0.97	\$0.77	\$1.27	\$3.01	\$0.77	\$3.78
Adult Education Facility	Pupils	10	0.032	\$0.97	\$0.77	\$1.27	\$3.01	\$0.77	\$3.78
Worship Center (full kitchen)	Seats	5	0.016	\$0.48	\$0.38	\$0.64	\$1.50	\$0.39	\$1.89
Worship Center (warming kitchen only)	Seats	4	0.013	\$0.39	\$0.31	\$0.52	\$1.22	\$0.32	\$1.54
Worship Center (no kitchen)	Seats	3	0.010	\$0.30	\$0.24	\$0.40	\$0.94	\$0.24	\$1.18
Industrial									
Factory (no showers)	Employees	20	0.065	\$1.97	\$1.56	\$2.59	\$6.12	\$1.57	\$7.69
Factory (with showers)	Employees	35	0.113	\$3.42	\$2.71	\$4.51	\$10.64	\$2.72	\$13.36

*requires a metered connection
Customer billings will be based upon the above table rounded to the nearest 0.5 REU with a minimum of 1.0 REU.

(B) Flow Rate Per Month

Customers may elect to have the Conveyance & Treatment Charge component of the monthly billing to be based on a metered rate of \$4.26 per 1,000 gallons of monthly usage.

Schedule IV

Class I

<u>REUs</u>	<u>Connection Fee</u>	<u>Other Expenses</u>
1 (Residential Only)	\$1,500.00	N/A
1-7 (Small Commercial)	\$5,000.00 ¹	N/A
8 + (Large Commercial)	\$20,000.00	N/A

Class II

<u>REUs</u>	<u>Connection Fee²</u>	<u>Other Expenses</u>
1 (Residential Only)	\$1,500.00	3, 4
1-7 (Small Commercial)	\$5,000.00 ¹	3, 4
8 + (Large Commercial)	\$20,000.00	3, 4

¹ The total connection fee for any individual platted lot or parcel of real estate shall not exceed the amount paid by a Large Communal User. For the purposes of this Ordinance, a building that is situated on more than one platted lot or parcel and which is part of a single, contiguous project shall be treated as one platted lot or parcel of real estate.

² The property owner is entitled to a credit to the applicable connection fee in accordance with Section 7(d) of the Ordinance.

³ For a low pressure sewer, every user must have a grinder pump installed to pump sewage from their building into the sewer line. The owner is required to pay this cost at the time of connection. The cost of a grinder pump will vary depending on the particular property being served. The cost of a grinder pump presently ranges from \$6,000.00 to \$16,100.00, which amounts are subject to increases over time.

⁴ The District must purchase capacity from its treatment provider at the cost of \$1,275 per REU. The owner is required to pay this cost at the time of connection.