

## **5. “Subdivisions did not pay their fair share”**

When established in 2006, the special assessment for WD#3-A was in the amount of \$8,750.00 per parcel. That was arrived at by using the cost of the water mains being installed by Mills Township and available for connection to adjacent Larkin Township properties. The special assessment for the greater WD#3 is \$9,375.00 per parcel. Those properties which bear the special assessment may pay it over a 20 year period, with interest. Each assessed parcel is provided 1 connection for assessment amount.

The water system is available for connection by parcels which were not included in the assessment districts, as those parcels may result from splits of assessed parcels or subdivision development. The cost to be paid and the terms of payment for those connections is contained within §18(c) of the Township Water Ordinance. Prior to the Township Board’s amendment of §18 in October, 2016, for a property which had not been assessed and was immediately adjacent to a WD#3-A or WD#3 water main, the cost was \$8,775.00. For such a property which does not lie immediately adjacent to a water main, the cost was \$4,387.50. In each instance, the connection fee is paid in full at the time of connection.

The underlying rationale for the lesser cost of connection (1/2) for connections to water mains not in the road right in front of the lot is that these properties are within a subdivision or site condominium project. The specific lots receiving the water from the district mains would be a distance away from the water main and the developer would have to install mains to serve the lots in the development at its expense. That expense would be passed on to the home owner in the price of the lot. The cost components to that lot owner would be same (proportion of total system cost + main to lot property line) and the Township would not be paid for water mains it did not install (the main from the district main to the property lot line).

Since the creation of WD#3, the Township records show that 1 subdivision has been developed. It is named Coyote Ridge and is located in Section 10, east of North Jefferson. The developer placed the water main in Coyote Ridge Circle and at the time of connection the new home owners are to pay the currently \$4,387.50. To-date, there have been 2 connections to that water main, each paying \$4,387.50 when connecting. In addition, there have been 4 other connection fees paid arising from splits of previously assessed parcels, not included in a subdivision. Those funds were deposited into the WD#3 fund and were used for payment of bonds.

In October of 2016, the Township Board adopted Ordinance No. 261 which amended §18(c) of the Water Ordinance. In addition to raising the non-assessment connection fee for Water District #2 from \$4,300.00 to \$5,411.00, it eliminated the different connection fees for properties which were not adjacent to a Township water main in Water Districts #1, #2, #3-A and #3. All non-assessed connection fees in WD#3-A and WD#3 are \$8,775.00.