

CHAPTER 100

SANITARY SEWER SYSTEM DEVELOPMENT AND CONNECTION FEES

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100.1 PURPOSE. The purpose of this chapter is to establish system development and connection fees for properties within the City to recover the costs related to providing new, improve, or upgrade existing sanitary sewer infrastructure throughout the City.

100.2 DEFINITIONS.

1. “Benefited Area” means the area defined by the adopted Future Land Use Map.
2. “Connection Fee” means a fee established to connect a sanitary sewer service to the Municipal Sanitary Sewer System.
3. “System Development Fee” means a fee established to develop and maintain Municipal Sanitary Sewer service within the Benefited Area.
4. “Undeveloped Land” means land that does not have a structure or dwelling on the parcel at such time the land is subdivided.

100.3 DETERMINATION OF CONNECTION/ SYSTEM DEVELOPMENT FEES. The connection fee to be collected, from each parcel requiring a connection to the Municipal Sanitary Sewer System, has been calculated to recoup 50% of the City’s expenditures. The calculated fees have been weighted for each development type based on DNR accepted design criteria of 1,000 gallons per acre per day (gal/ac/d) single family residential, 1,500 gal/ac/d medium density and 3,000 gal/ac/d high density multi-family residential (average 2,250 gal/ac/d multi-family), 5,000 gal/ac/d commercial, and 10,000 gal/ac/d industrial.

The development fee to be collected from each acre of undeveloped land has been calculated to recover the remaining 50% of the City’s expenditures and will be applied to every acre being developed.

The fees were based on actual costs of previous projects and the amount of outstanding debt or estimated total project costs for programmed projects through 2037. The 2016 value, or anticipated construction year value, of the project costs for future projects was calculated with a yearly inflation rate of 3% from 2016 projected out 20 years to 2037 as shown in Appendix A.

100.4 PAYMENT OF FEE.

1. Property located within the corporate limits of the City shall be eligible for connection to the Municipal Sanitary Sewer System subject to the following:
 - A. Acceptance of the facilities by the City for operation and maintenance; and
 - B. Submittal of the completed application; and
 - C. Approval of the request by the City; and
 - D. Receipt of an encroachment permit providing authorization to make the requested

connection; and

E. Payment of the connection fee.

2. For properties in a benefited area, but under County jurisdiction at the time of adoption of the ordinance, the opportunity to connect to the facilities may be denied until such time as the owner of the subject property enters into an agreement to be subject to items A-E above.

3. The system development fee shall be paid to the City Clerk at the time of filing the Final Plat, Plat of Survey or annexation request, with a zoning other than A-1 – Agricultural, or application for connection to the sewer system, whichever occurs first and may be at the discretion of the City.

100.5 PENALTIES Any person who connects to the Municipal Sanitary Sewer System before meeting the requirements of this chapter shall be subject to one or more of the following:

1. The provisions of Section 1.14 or Chapter 3 of this Code of Ordinances.

2. The actual cost to the City for correcting any damage to public facilities as determined by the Mayor.

3. No foundation permits or building permits for the site shall be issued until the violation is corrected. Current foundation permits or building permits for the site may be rescinded.

4. No permanent certificates of occupancy shall be issued for property until the violation is corrected. An existing certificate of occupancy may be rescinded.

5. Fees equal to double the connection fee.

6. Disconnection of the illegal connection by the City until such time as the violation has been corrected.

7. All costs to correct the violation to be assessed to the property owner on the deed at the time of the illegal connection.

100.6 SANITARY SEWER DEVELOPMENT AND CONNECTION FEES

1. There is hereby established, effective January 1, 2017, a benefited sanitary sewer district, consisting of the area defined by the adopted Future Land Use Map.

2. To promote economic development in the City of Robins, the fees are set to recover 80% of the cost to provide new, improved, or upgrade system sewer infrastructure.

3. Schedule of Fees. The schedule of fees is defined in the following table. All fees are effective upon the date of publication of the ordinance approved by resolution of the City Council.

System Development Fee			
	All Uses	\$ 3,000.00	Per Acre
Connection Fee			
	Single-Family Residential Use	\$ 910.00	Per Lot
	Multi-Family Residential Use	\$ 870.00	Per Unit
	Commercial Use	\$ 3,000.00	Per Acre
	Industrial Use	\$ 9,500.00	Per Acre

100.7 REVIEW PROCESS FOR SANITARY SEWER SYSTEM DEVELOPMENT AND

CONNECTION FEES. This ordinance will be reviewed every two years or at the Mayor's discretion if changes to the Future Land Use warrant a review. The Mayor shall appoint a committee to review that the expenditures related to the Municipal Sanitary Sewer System improvements within the benefited area is aligned with the development fee and connection fee schedule shown in paragraph 100.06. The committee shall consider changes in City boundaries, changes in the Future Land Use and annexations as part of its review. The committee shall include the Mayor, one Council member, City Engineer, and other support members deemed appropriate. The committee will report its findings and recommendations to Council for Ordinance amendment.

**ROBINS SANITARY SEWER
CONNECTION FEES
ROBINS, IOWA**

FREQUENTLY ASKED QUESTIONS

Q: Who pays the development fees?

A: *Developer or person subdividing the land into additional buildable parcels or a property annexing into the City as anything other than A-1 regardless of the timeline for the City to get sewer to the property.*

Q: Who pays the connection fees?

A: *Person pulling the building permit, to be paid at time of building permit.*

Q: When does the development fee apply?

A: *The development fee will be required at the time when any of the following occur: Time of annexation, time of connection, final plat, plat of survey unless the property is maintaining A-1 - Agricultural*

Q: How were the connection fees and development fees calculated?

A: *The development fees were based on both current and anticipated future costs involved with the sanitary sewer system and were calculated to recuperate approximately 50% of those construction costs. The connection fees were calculated to recuperate the remaining 50% of the construction cost. They were then allocated a fee based on the Future Land Use Map (2016) in conjunction with the DNR design criteria for sewer usage (Single-Family Residential = 1000 gallons per acre per day (gpad), Multi-Family Residential = 1500-3000 (gpad), Commercial = 5000 gpad, and Industrial = 10,000 (gpad)).*

Q: Scenario 1: Farm ground is annexed into the City of Robins and will be used as Agricultural. Do these fees apply?

A: *No these fees do not apply until there is development of residential, commercial, or industrial properties.*

Q: Scenario 2: An existing residential area has failing septic systems and the residences want to hook up to the sanitary sewer. What fees would apply?

A: *Only the connection fees would apply to an established residential area.*

Q: A property owner that is connected to the sanitary sewer wants to sub divide into additional properties. What fees are required?

A: *Development fees and connection fees are required on the new properties (property without structure), but not on the original property if there is an existing structure.*

Q: A property owner that has a septic system wants to sub divide into additional properties. What fees are required?

A: *Development fees and connection fees are required on the new properties, and connection fees on the original property.*

Q: A property owner owns a current multi-residential facility. They decide to add an additional 10 units. Do they pay a development fee and connection fees for each unit?

A. *If they do not sub-divide the property they would not pay a development fee, however they would be charged a connection fee for each unit.*