

**RESOLUTION FOR THE PURPOSE OF  
AMENDING “CONNECTION FEES” FOR THE  
VILLAGE OF DEXTER, COUNTY OF  
WASHTENAW**

**Resolution # 19-2006**

At a regular meeting of the Village Council of the Village of Dexter, Michigan called to order by President Seta on September 25, 2006 the following resolution was offered:

Moved by: Cousins                      Seconded by: Walters

WHEREAS, Village Council has accepted the “Final Analysis and Rate Study” on April 10, 2006, which provides an analysis of “Connection Fees” charged by the Village, and

WHEREAS, the Village received a recommendation from ACI Finance to implement the “Table of Connection Unit Factors, and

WHEREAS, this table closely resembles the current table, with several minor changes, which are highlighted, and

WHEREAS, “connection fees” may be used for debt reduction, repair-replace, and improvement of the water and sewer infrastructure, actual cost of tap-plus administration, and water and sewer contingencies including utility reserves, and

WHEREAS, Village Ordinances require that connection fees be established by Council by Resolution, and

WHEREAS, this Resolution modestly changes the financial impact on commercial development for connection fees from the previous schedule.

NOW THEREFORE BE IT RESOLVED, that the following Table of Connection Unit Factors be adopted and take affect immediately.

**Water “Connection Fee”            \$3,000 per unit**  
**Sewer “Connection Fee”         \$5,000 per unit**

Table of Connection Unit Factors

| <u>Use of Property</u>                        | <u>Connection Unit Factor</u> |
|---|-------------------------------|
| Auto Dealers                                  | .30 per Msqft                 |
| Auto/Truck Repair or Service                  | .25 per Msqft                 |
| Athletic/Sport Facility –Health Club          | .25 per Msqft                 |
| Shower Facility                               | 1.5 per Msqft                 |
| Barber/Beauty/Personal Care with wet services | 1.0 per Msqft                 |
| Without wet services                          | .03 per Msqft                 |
| Banks   | .40 per Msqft                 |
| Bakery  | .75 per Msqft                 |
| Bars/Restaurants                              | 2.00 per Msqft*               |
| Boarding Facility                             | .35 per bed                   |
| Bowling Alleys                                | .15 per lane                  |
| Car Wash - Mechanical                         | 8.0 per lane                  |
| Car Wash - Self Serve                         | 1.00 per stall                |
| Churches                                      | .15 per Msqft*                |
| Day Care - Residential                        | 2.00 per residence            |
| Day Care - Commercial                         | 1.00 per classroom            |

|  |                      |
|--|----------------------|
| Duplex   | 2.00 combined        |
| Food Service - Take Out (Fast Food/Quick Service, Snack Bars, Pizza, Carry outs) | 1.00 per Msqft*      |
| Fraternal Organizations / Banquet Halls  | .20 per Msqft        |
| Funeral Home   | .75 per Msqft        |
| Hospital/Medical Care/Extended Care  | .75 per bed          |
| Hotels/Motels/Cabins   | .25 per unit         |
| Industrial -Light  | .50 per Msqft*       |
| Laundromat   | .30 per washer       |
| Mobile Homes   | 1.00 per unit        |
| Multiple Family Residence/Apartments   | 1.00 per unit        |
| Office - General   | .40 per Msqft*       |
| Office - Medical/Dental/Vet/Clinic/etc.  | .85 per Msqft*       |
| Schools  | 1.00 per classroom   |
| Gas Stations   | .15 per service area |
| Store/Retail/Grocery   | .30 per Msqft*       |
| Single Family Residence  | 1.00 per residence   |
| Swimming Pool - Non Residential  | 1.50 per Msqft       |
| Theater  | .01 per seat         |
| Warehouse  | .10 per Msqft        |

\*As determined at time of application by the Superintendent of Public Services.

For other uses not listed, or for unusual conditions, charges shall be computed by the DPS Supervisor and may be reviewed by Village Council, upon request, for final determination.

Msqft = 1,000 square feet and may be based on outside measurement of structure.

The “connection fees” in this schedule are based on estimates of the effect various users will have on the Village’s water and sewer system, taking into account estimated volumetric flows as well as flow patterns, peaking, waste characteristics and other factors. **Connection fees assessed hereunder are not subject to adjustment or reduction at any time for any reason, including but not limited to claims by users that actual use of the system is below that estimated or expected.**

**Exception:** However, where an existing structure is enlarged or the uses altered so as to increase the Connection Units assigned to such premises, the owner shall pay additional base sewer and water connection fees for the incremental increase in Connection Units. There shall be no refund of any connection fee previously paid to the Village on account of any change in use or structure which reduces the connection fee assigned to such structure. Connection Units may not be assigned, transferred or conveyed between or among parcels regardless of common ownership. However, on application the Village may allow Connection Units to be combined in cases where the applicant is consolidating multiple parcels.

When primary uses contain other secondary uses, the total connection unit factor shall be the summation of all applicable separate factors (e.g., Hotel factor + Restaurant Factor + Pool Factor = Total Factor). More than one category may be applied to an individual premise.

**No connected facility will be assigned less than 1.00 Unit.**

Ayes: Cousins, Walters, Semifero, Keough, Fisher, and Carson  
Nays: Seta

**THIS RESOLUTION WAS ADOPTED ON SEPTEMBER 25, 2006 AND IS EFFECTIVE IMMEDIATELY.**

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David F. Boyle, Village Clerk

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Date