

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

COMMON COUNCIL OF THE CITY OF HOBART

ORDINANCE NO. 2015 - 05

An Ordinance Establishing New Connection Fees and Charges for Sanitary Sewer Service Users of the Hobart Sanitary District

WHEREAS, the Board of Commissioners (“Board”) of the Sanitary District of the City of Hobart, Indiana (“District”) has determined that it is necessary and desirable to implement new sanitary sewer connection fees for the District, the current fees having been unchanged since 1992; and

WHEREAS, a new rate structure for connections to the District’s sanitary sewer lines should reflect the actual burden and expense to the District of providing the capacity to serve each such user; and

WHEREAS, the Board is empowered to make and change rates and charges pursuant to I.C. §36-9-25-11 (a) & (b), but is required to schedule and give notice of public hearing, and to conduct such hearing upon such proposed rates and rate changes before the new rates may take effect, and to obtain the final approval of the Common Council (“Council”) in the manner required by I.C. §36-9-25-11; and

WHEREAS, the Board, by its action of January 14, 2015 declared its intention to seek new connection charges and authorized public hearing upon same, having attached to its action the System Development Study report of H.J. Umbaugh & Associates Certified Public Accountants, LLP, commissioned by the Board; and

WHEREAS, pursuant to notice given in the manner required by law, the Board conducted public hearing upon such proposal at its public meeting of February 11, 2015, and, by adoption of its Resolution No. 2015-03 on March 11, 2015 adopted said New Connection Fees and rule for same and recommended their approval by the Council; and

WHEREAS, the Council has carefully evaluated the materials prepared by the Board in connection with the proposed rule for setting new connection fees and the schedule of fees approved by the Board; and

WHEREAS, the Council notes that the fee increase for new connections will be implemented in two phases, Phase I from the taking effect of this ordinance through December 31, 2015, and Phase II from January 1, 2016 until further notice. The charge per gallon of estimated average daily flow for Phase I is proposed at \$5.45, and for Phase II, \$6.65; and

WHEREAS, the Council desires to approve said proposed new connection fees and rule for the Hobart sanitary District, wishes to spread its action upon the public record through this ordinance, and to give immediate effect to same.

1 THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart,
2 Indiana that:

3
4 *SECTION ONE.* The Hobart Sanitary District shall charge a
5 Connection Fee for all new structures connecting to the District's collection
6 system. The Connection Fee shall be based upon the new connection's Average
7 Daily Flow as determined by the District applied to the following charges:

8
9 Through December 31, 2015 (Phase I): \$5.45 per Gallon of Average Daily Flow
10 On and after January 1, 2016 (Phase II): \$6.65 per Gallon of Average Daily Flow
11

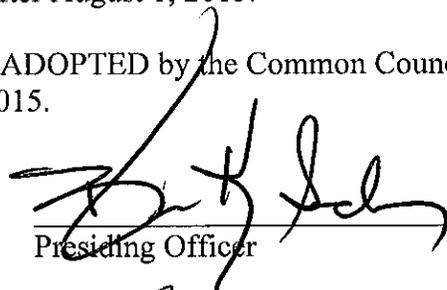
12 A schedule of fees for Phase I and Phase II Connection Charges by Types of
13 Establishment is hereby adopted and is attached hereto and made a part hereof as
14 Exhibit "A." Said Exhibit shall be applied to all establishments and properties
15 described therein. The Board of Commissioners of the Hobart Sanitary District
16 may, from time to time, modify said Exhibit to reflect updated information and
17 additional classes of establishments.
18

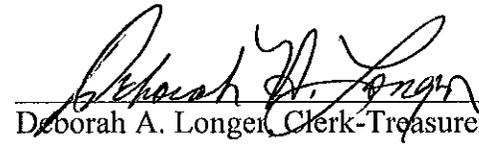
19 *SECTION TWO:* For types of establishments not included in said
20 Exhibit, the City Engineer is authorized to estimate the number of gallons of
21 average daily flow, and, applying the rates per gallon stated above, establish a
22 connection fee. Such fee shall be applied, subject only to an applicant's right to
23 appeal to the Board of Commissioners of the District. In such appeal, the fee
24 established by the City Engineer shall be presumed correct unless the applicant
25 submits sufficient reliable evidence to the contrary. The Board's decision on
26 appeal shall be final and binding.
27

28 *SECTION THREE:* Said fees shall supersede and replace those
29 connection charges previously established and applied by the District prior to the
30 effective date hereof. Any prior action or Resolution of the Council or District
31 Board in conflict herewith shall be deemed repealed.
32

33 *SECTION FOUR:* The Council hereby authorizes and directs that
34 collection of said rates and charges be commenced as soon as the Office of the
35 Clerk-Treasurer is ready to do so after August 1, 2015.
36

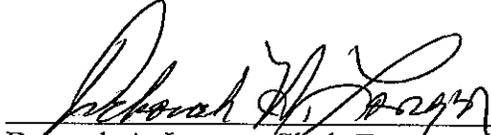
37 ALL OF WHICH is PASSED and ADOPTED by the Common Council of the City of
38 Hobart, Indiana on this 1st day of April, 2015.
39

40
41 
42 _____
43 Presiding Officer

44
45 ATTEST: 
46 _____
Deborah A. Longer, Clerk-Treasurer

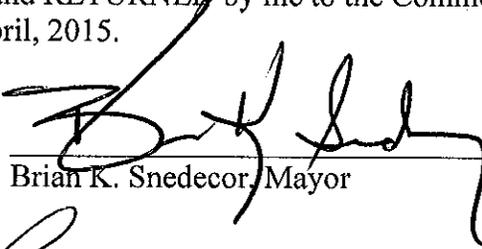
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

PRESENTED by me to the Mayor of the City of Hobart on the 1st day of April, 2015 at the hour of 6:55 p.m.



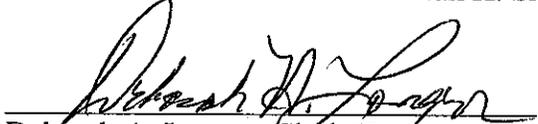
Deborah A. Longer, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 1st day of April, 2015.



Brian K. Snedecor, Mayor

ATTEST:



Deborah A. Longer, Clerk-Treasurer

HOBART SANITARY DISTRICT
Hobart, Indiana

SUMMARY OF CONNECTION FEE CHARGES BY COST PER GALLON PER UNIT

(Phase I)

<u>Types of Establishment</u>	<u>Estimated Average Daily Flow, gpd/unit</u>	<u>Proposed Charge</u>
Apartment, Duplex, Fourplex, etc.		
per one bedroom	120.00	\$654.00
per two or more bedroom	200.00	\$1,090.00
Assembly hall, per seat	3.00	\$16.35
Bar (without food service), per seat	10.00	\$54.50
Barber Shops (no hair washing), per chair	50.00	\$272.50
Beauty Shops and Schools (with hair washing), per booth or bowl	125.00	\$681.25
Bowling Alley		
with bar and/or food, per lane	200.00	\$1,090.00
without food service, per lane	150.00	\$817.50
Business, offices and factories		
General business and office facilities, per SF	0.10	\$0.55
Factories, excluding industrial waste, per employee per shift	25.00	\$136.25
Factories or businesses with showers or food preparation	35.00	\$190.75
Warehouse, Distribution Centers, per loading bay	100.00	\$545.00
Car Wash - Escrow payment to be adjusted to actual water usage after one full year of operation	1,220.00	\$6,649.00
Church		
with full kitchen, per sanctuary seat	5.00	\$27.25
with warming kitchen only, per sanctuary seat	4.00	\$21.80
without kitchen, day care, or camps, per sanctuary seat	3.00	\$16.35
providing day care or camps, per person (child & employee)	25	\$136.25
Condominiums, per one bedroom	120.00	\$654.00
per two or more bedroom	200.00	\$1,090.00
Day care center, per person	20.00	\$109.00
Dentist, per chair	750.00	\$4,087.50
plus per employee	75.00	\$408.75
Duplex, per unit	200.00	\$1,090.00
Fire, rescue and emergency response facilities		
Fire or rescue stations without on site staff, per person	25.00	\$136.25
Fire or rescue stations with on site staff, per person	50.00	\$272.50
Food and drink facilities		
Banquet, dining hall, per seat	30.00	\$163.50
Bars, Taverns, Cocktail lounge, per seat	35.00	\$190.75
Caterers, per 100 SF of floor space	50.00	
Restaurant, full service (not 24-hr), per seat	40.00	\$218.00
Restaurant, full service, 24-hr, per seat	50.00	\$272.50
Restaurant, full service, 24-hr, along interstate, per seat	75.00	\$408.75
Restaurant, drive in, per car space	50.00	\$272.50
Restaurant, carry out only, per 100 SF of floor space	50.00	\$272.50
Deli, per 100 SF of floor space	40.00	\$218.00
Bakery, per 100 SF of floor space	10.00	\$54.50
Butcher shop or Fish Market, per 100 SF of floor space	75.00	\$408.75
Specialty food stand or kiosk, per 100 SF of floor space	50.00	\$272.50
Hotel, motel, bed & breakfast		
with in room cooking facilities, per room	175.00	\$953.75
without in room cooking facilities, per room	120.00	\$654.00
Kennels, per animal enclosure	20.00	\$109.00
Medical and veterinary facilities		
Hospital, medical facilities, per bed	300.00	\$1,635.00
Hospital, mental facilities, per bed	150.00	\$817.50
Medical offices, per SF	0.50	\$2.73
Mental health facility, per patient	100.00	\$545.00
Nursing, rest homes without laundry facilities, per bed	60.00	\$327.00

Effective through 12/31/2015

EXHIBIT A

Nursing, rest homes with laundry facilities, per bed	120.00	\$654.00
Residential care facilities/Assisted Living, per person	60.00	\$327.00
Surgical Centers, Out-Patient, per		
per doctor	75.00	\$408.75
plus per nurse	75.00	\$408.75
plus per support staff	20.00	\$109.00
Veterinary offices (not including boarding), per practitioner per shift	250.00	\$1,362.50
Veterinary hospitals, kennels, animal boarding facilities, per pen, cage, kennel, or stall	20.00	\$109.00
Mobile home park, per lot or unit	200.00	\$1,090.00
Parks, recreation, camp grounds, and other outdoor activity facilities		
Campgrounds with water and sewer hookups, per campsite	100.00	\$545.00
Campgrounds with centralized washrooms, per campsite	75.00	\$408.75
Campground dump station facility, per space	50.00	\$272.50
Parks with restroom facilities, per plumbing fixture	250.00	\$1,362.50
Swimming pools, bathhouses, spas, per plumbing fixture	325.00	\$1,771.25
Public Access Restrooms, per plumbing fixture	325.00	\$1,771.25
School		
Day care and preschool facilities, per person (child & employee)	25.00	\$136.25
Schools with cafeteria, gym, and showers, per student	15.00	\$81.75
Schools with cafeteria, per student	12.00	\$65.40
Schools without cafeteria, gym, or showers, per student	10.00	\$54.50
Boarding schools, per person	60.00	\$327.00
Self-service laundry, per machine	500.00	\$2,725.00
Service station (gas station), car wash facilities		
Service stations, gas stations, per plumbing fixture	250.00	\$1,362.50
Single-family home, per lot	200.00	\$1,090.00
Shopping center (retail), per square foot of floor space	0.10	\$0.55
plus per employee	20.00	\$109.00
Sports Facilities or Centers		
Bowling, per lane	25.00	\$136.25
Fitness, exercise, karate, or dance center, per 100 SF	50.00	\$272.50
Tennis, racket ball, per court	50.00	\$272.50
Gymnasium, per 100 SF	50.00	\$272.50
Golf course with only minimal food service, per plumbing fixture	250.00	\$1,362.50
Country Club, per member or patron	250.00	\$1,362.50
Mini golf, Go-kart, batting cages, or driving ranges, per plumbing fixture	250.00	\$1,362.50
Video game arcades, pool halls, per plumbing fixture	250.00	\$1,362.50
Stadiums, auditoriums, theaters, community centers, per seat	5.00	\$27.25
Theater		
Drive-in, per car space	5.00	\$27.25
Inside building, per seat	5.00	\$27.25
Stores, shopping centers, malls, flea markets		
Auto, boat, recreational vehicle dealerships, per plumbing fixture	125.00	\$681.25
Convenience stores, with food preparation, per 100 SF	60.00	\$327.00
Convenience stores, without food preparation, per plumbing fixture	250.00	\$1,362.50
Flea markets, per stall	30.00	\$163.50
Shopping centers and malls with food service, per 100 SF	13.00	\$70.85
Shopping centers and malls without food service, per 100 SF	10.00	\$54.50
Transportation terminals - air, bus, train, per passenger	5.00	\$27.25

Effective through 12/31/2015

HOBART SANITARY DISTRICT
Hobart, Indiana

SUMMARY OF CONNECTION FEE CHARGES BY COST PER GALLON PER UNIT
(Phase II)

<u>Types of Establishment</u>	<u>Estimated Average Daily Flow, gpd/unit</u>	<u>Proposed Charge</u>
Apartment, Duplex, Fourplex, etc.		
per one bedroom	120.00	\$798.00
per two or more bedroom	200.00	\$1,330.00
Assembly hall, per seat	3.00	\$19.95
Bar (without food service), per seat	10.00	\$66.50
Barber Shops (no hair washing), per chair	50.00	\$332.50
Beauty Shops and Schools (with hair washing), per booth or bowl	125.00	\$831.25
Bowling Alley		
with bar and/or food, per lane	200.00	\$1,330.00
without food service, per lane	150.00	\$997.50
Business, offices and factories		
General business and office facilities, per SF	0.10	\$0.67
Factories, excluding industrial waste, per employee per shift	25.00	\$166.25
Factories or businesses with showers or food preparation	35.00	\$232.75
Warehouse, Distribution Centers, per loading bay	100.00	\$665.00
Car Wash - Escrow payment to be adjusted to actual water usage after one full year of operation	1,220.00	\$8,113.00
Church		
with full kitchen, per sanctuary seat	5.00	\$33.25
with warming kitchen only, per sanctuary seat	4.00	\$26.60
without kitchen, day care, or camps, per sanctuary seat	3.00	\$19.95
providing day care or camps, per person (child & employee)	25	\$166.25
Condominiums, per one bedroom	120.00	\$798.00
per two or more bedroom	200.00	\$1,330.00
Day care center, per person	20.00	\$133.00
Dentist, per chair	750.00	\$4,987.50
plus per employee	75.00	\$498.75
Duplex, per unit	200.00	\$1,330.00
Fire, rescue and emergency response facilities		
Fire or rescue stations without on site staff, per person	25.00	\$166.25
Fire or rescue stations with on site staff, per person	50.00	\$332.50
Food and drink facilities		
Banquet, dining hall, per seat	30.00	\$199.50
Bars, Taverns, Cocktail lounge, per seat	35.00	\$232.75
Caterers, per 100 SF of floor space	50.00	
Restaurant, full service (not 24-hr), per seat	40.00	\$266.00
Restaurant, full service, 24-hr, per seat	50.00	\$332.50
Restaurant, full service, 24-hr, along interstate, per seat	75.00	\$498.75
Restaurant, drive in, per car space	50.00	\$332.50
Restaurant, carry out only, per 100 SF of floor space	50.00	\$332.50
Deli, per 100 SF of floor space	40.00	\$266.00
Bakery, per 100 SF of floor space	10.00	\$66.50
Butcher shop or Fish Market, per 100 SF of floor space	75.00	\$498.75
Specialty food stand or kiosk, per 100 SF of floor space	50.00	\$332.50
Hotel, motel, bed & breakfast		
with in room cooking facilities, per room	175.00	\$1,163.75
without in room cooking facilities, per room	120.00	\$798.00
Kennels, per animal enclosure	20.00	\$133.00
Medical and veterinary facilities		
Hospital, medical facilities, per bed	300.00	\$1,995.00
Hospital, mental facilities, per bed	150.00	\$997.50
Medical offices, per SF	0.50	\$3.33
Mental health facility, per patient	100.00	\$665.00
Nursing, rest homes without laundry facilities, per bed	60.00	\$399.00

Nursing, rest homes with laundry facilities, per bed	120.00	\$798.00
Residential care facilities/Assisted Living, per person	60.00	\$399.00
Surgical Centers, Out-Patient, per		
per doctor	75.00	\$498.75
plus per nurse	75.00	\$498.75
plus per support staff	20.00	\$133.00
Veterinary offices (not including boarding), per practitioner per shift	250.00	\$1,662.50
Veterinary hospitals, kennels, animal boarding facilities, per pen, cage, kennel, or stall	20.00	\$133.00
Mobile home park, per lot or unit	200.00	\$1,330.00
Parks, recreation, camp grounds, and other outdoor activity facilities		
Campgrounds with water and sewer hookups, per campsite	100.00	\$665.00
Campgrounds with centralized washrooms, per campsite	75.00	\$498.75
Campground dump station facility, per space	50.00	\$332.50
Parks with restroom facilities, per plumbing fixture	250.00	\$1,662.50
Swimming pools, bathhouses, spas, per plumbing fixture	325.00	\$2,161.25
Public Access Restrooms, per plumbing fixture	325.00	\$2,161.25
School		
Day care and preschool facilities, per person (child & employee)	25.00	\$166.25
Schools with cafeteria, gym, and showers, per student	15.00	\$99.75
Schools with cafeteria, per student	12.00	\$79.80
Schools without cafeteria, gym, or showers, per student	10.00	\$66.50
Boarding schools, per person	60.00	\$399.00
Self-service laundry, per machine	500.00	\$3,325.00
Service station (gas station), car wash facilities		
Service stations, gas stations, per plumbing fixture	250.00	\$1,662.50
Single-family home, per lot	200.00	\$1,330.00
Shopping center (retail), per square foot of floor space	0.10	\$0.67
plus per employee	20.00	\$133.00
Sports Facilities or Centers		
Bowling, per lane	25.00	\$166.25
Fitness, exercise, karate, or dance center, per 100 SF	50.00	\$332.50
Tennis, racket ball, per court	50.00	\$332.50
Gymnasium, per 100 SF	50.00	\$332.50
Golf course with only minimal food service, per plumbing fixture	250.00	\$1,662.50
Country Club, per member or patron	250.00	\$1,662.50
Mini golf, Go-kart, batting cages, or driving ranges, per plumbing fixture	250.00	\$1,662.50
Video game arcades, pool halls, per plumbing fixture	250.00	\$1,662.50
Stadiums, auditoriums, theaters, community centers, per seat	5.00	\$33.25
Theater		
Drive-in, per car space	5.00	\$33.25
Inside building, per seat	5.00	\$33.25
Stores, shopping centers, malls, flea markets		
Auto, boat, recreational vehicle dealerships, per plumbing fixture	125.00	\$831.25
Convenience stores, with food preparation, per 100 SF	60.00	\$399.00
Convenience stores, without food preparation, per plumbing fixture	250.00	\$1,662.50
Flea markets, per stall	30.00	\$199.50
Shopping centers and malls with food service, per 100 SF	13.00	\$86.45
Shopping centers and malls without food service, per 100 SF	10.00	\$66.50
Transportation terminals - air, bus, train, per passenger	5.00	\$33.25

Effective 01/01/2016

MEMORANDUM

April 2, 2015

**TO: HOBART SANITARY DISTRICT BOARD
HOBART BUILDING DEPARTMENT
PLANNING/ZONING DEPARTMENT**

**cc: For informational purposes only:
HSD Payment Center
C-T Staff**

FROM: Deb. Longer, C-T 

RE: AMENDED SANITARY SEWER CONNECTION FEES (TAP-ONS)

Attached please find a copy of Ordinance 2015-05 adopted by the Council on April 1, 2015.

This Ordinance amends the connection fee (tap-on) charges in two phases (see Exhibit A attached to Ordinance):

Phase 1: Effective August 1, 2015 - December 31, 2015

Phase 2: Effective January 1, 2016

I will be amending the Website and Fee Schedule prior to the August 1st effective date but wanted you to know of these changes so you can inform developers of the increases coming up in the near future.

Let me know if you have any questions.