

ARTICLE IX. - ACREAGE AND IMPACT FEES**Sec. 114-600. - Assessments.**

- (a) *General.* A water and sewer infrastructure assessment shall be charged for the development of all land not previously assessed and/or previously served by the city water and/or sewer collection system. The assessment will consist of an acreage fee and front footage fee as further defined herein.
- (b) The assessments will be calculated utilizing master plan sewer and water collection and distribution facilities, water and wastewater treatment facilities, and water storage facilities sized based on serving a typical area.

(Ord. No. 4431, § 1, 5-30-2007)

Sec. 114-601. - Acreage fees.

The acreage fee shall be assessed on a per total (gross) acre basis, minus the acreage of platted rights-of-way to be dedicated in fee simple title to the city for roadway purposes. This fee is to partially cover costs of:

- (1) Wastewater treatment plants.
- (2) Trunk sewers, lift station and force mains necessary to convey wastewater from various areas to the wastewater treatment plant(s), but not collection sewers or lift stations within a development.
- (3) Water treatment plants and wells.
- (4) Water transmission mains and booster stations necessary to distribute water to all areas of the city, but not distribution mains within a development.
- (5) Elevated water storage tanks.

(Ord. No. 4431, § 1, 5-30-2007; Ord. No. 4501, § 1, 4-14-2008)

Sec. 114-602. - Front footage fees.

The front footage fee shall be assessed in the event that a trunk sewer and/or a water transmission main borders on or traverses through the acreage being assessed. The front footage fee represents the cost of a minimum sized water or sewer main that would have been required to be constructed by the developer had the trunk sewer or water transmission main not already been constructed on that property. However, if the developer constructs the main trunk sewer and/or water transmission main (in accordance to approved plans) that have not been installed prior to development, no front footage fee assessment shall be assessed to that developer.

(Ord. No. 4431, § 1, 5-30-2007; Ord. No. 4501, § 1, 4-14-2008)

Sec. 114-603. - Acreage fee and front footage fees established.

Acreage fee and front footage fees established shall be:

- (1) *Acreage fee:* \$2,500.00/acre

(2) *Front footage fees:*

Sewer: \$45.00/foot of trunk sewer, one-half assessed to each side.

Water: \$30.00/foot of transmission main, one-half assessed to each side.

Acreage to be assessed shall be the entire gross acreage to be platted for development, specifically including acreages that are dedicated, donated for public use, floodplain, wetlands, etc.

(Ord. No. 4431, § 1(114-602), 5-30-2007)

Sec. 114-604. - Fees due.

(a) The acreage fee is due and payable in accordance with the following:

- (1) Ten percent of the acreage fee at the time of execution of an annexation or development agreement, whichever is appropriate, for the acreage covered by the agreement. This portion of the fee (ten percent) may be waived by the city council if it is deemed to be in the city's interest to do so. In that event, the entire fee (100 percent) will be due at the time the final plat is approved by the city for the acreage involved in the final plat.
- (2) If any portion of the acreage fee is for acreage which does not require platting and has not previously been assessed, the acreage fee shall be paid in full at the time a building permit is issued.

(b) The front footage fees will be due at the time of final platting for water and sewer mains already constructed at that time, or within 30 days after being given written notice by the city that a construction contract for the main(s) has been awarded.

(Ord. No. 4431, § 1(114-603), 5-30-2007)

Sec. 114-605. - Fee adjustment.

The acreage and front footage fees will be adjusted annually, based on the Construction Cost Index as published in the (Engineering News-Record(which is published weekly by the McGraw-Hill Companies, 1221 Avenue of the Americas, New York, NY 10020. The adjustment will be effective May 1 of each year, using the index published in the latest issue prior to May 1. The index is a 20-city average with a base of 100 in 1913. The index for April, 2007 was \$7,864.70. This index will be the base for the initial rates.

The acreage and front footage fees required herein shall be in addition to all other fees required by the city.

(Ord. No. 4431, § 1(114-604), 5-30-2007)