



CITY of NOVI CITY COUNCIL

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**Agenda Item 4
February 12, 2007**

SUBJECT: Approval of Ordinance 07-37.33 for the water and sewer system development charges (connection fees) – **First Reading**

SUBMITTING DEPARTMENT: City Manager and Finance Department (Water & Sewer Financial Services Division)

CITY MANAGER APPROVAL 

The City of Novi's Water & Sewer Enterprise Fund is to be self-supporting for both usage charges and connection fees (capital/debt charges). The City's water and sewer system has evolved through a combination of city water and sewer construction as well as developer construction through a variety of complex agreements. The general philosophy has been for development to provide for expansion to the system through various reimbursement charges for specific improvements, "payback agreements", contracts and special assessment districts.

With the lifting of the moratorium on the water system in the 1990's, and the development of the City's water and sewer systems over the last 20+ years, these systems are no longer fractured throughout the community, but instead are much more complete and inter-connected, which benefits all of the users of the system.

The American Water Works Association (AWWA) recommends several funding techniques for system development charges including: pay-as-you-go financing through user rates; debt financing; system development charges (SDCs); and up-front reimbursement from developers. The City of Novi has used both the debt financing and system development financing methods. The AWWA further provides for several methods of calculating SDCs including: incremental cost method (reimbursements, availability fees, etc.) and equity method.

The proposed ordinance changes will convert the City's method for calculating connection charges for new users from the incremental cost method to the equity method given the fact that much of the sewer and water systems is now built out. The City's water and sewer financial services division will still maintain the accounting for the agreements, ordinances and contracts that are still in place.

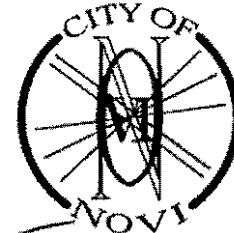
RECOMMENDED ACTION: SUBJECT: Approval of Ordinance 07-37.33 for the water and sewer system development charges (connection fees) – **First Reading**

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Gatt				
Council Member Margolis				

	1	2	Y	N
Council Member Mutch				
Council Member Nagy				
Council Member Paul				

MEMORANDUM

1-25-07
To: Mayor and City Council Members



To: Clay Pearson

From: Kathy Smith-Roy *KS*

Cc: Pam Antil, Tom Schultz, Rob Hayes, Brian Coburn, Benny McCusker, Tim Sikma, Zora Singer, Tina Glenn

Subject: Water & Sewer Ordinance Changes

Date: January 25, 2007

Heads-up on extensive ordinance amendment coming re: Water & Sewer Paybacks. *Chapman*

The City of Novi's Water & Sewer Enterprise Fund is to be self-supporting for both usage charges and connection fees (capital/debt charges). The City's water and sewer system has evolved through a combination of city water and sewer construction as well as developer construction through a variety of complex agreements. The general philosophy has been for development to provide for expansion to the system through various "payback agreements", contracts and special assessment districts. Payback agreements have been established in many forms with varying terms. The City and/or developer would complete the infrastructure and a financial agreement would be created which would establish a fee for the area benefiting from the improvement. The payback and contractual terms vary with regards to: (a) expiration, (b) escalating factors, and (c) interest/inflation/escalator rates.

The proposal is to provide an equitable and simplified fee structure in order to provide fairness and customer service to the systems' users. With the lifting of the moratorium on the water system in the 1990's, and the development of the City's system over the last 20+ years, the system is no long fractured throughout the community, but instead is a much more complete system which benefits all of the users of the system.

The concept is as follows:

- Amend the ordinance to refer to the water and sewer resolutions which are approved annually (one resolution which would include usage charges, ancillary fees, and capital charges).
- Eliminate ordinance sections for items which are paid in full, and have now reverted to payments to the water and sewer fund (i.e. some agreements state that once the "owner" has been paid in full pursuant to a payback agreement, that the charges will continue and be paid to the water and sewer fund).
- Provide language in the ordinance that would allow the City to administer the remaining sections (i.e. Island Lake paybacks), be paid from the water and sewer fund. The City's water and sewer fund would recover these costs through the new connection fee and would still account for the remaining payback agreements and make payments pursuant to the terms of the ordinance.
- Fees currently outstanding through monitoring agreements would remain at the rate established upon execution of the agreement (no change from current policy)

Brightmoor Christian Church has requested that the City's water and sewer system purchase the remaining payback agreement, estimated 65% remaining at a cost of approximately \$96,000. We do not recommend that the City's water and sewer system purchase this agreement at this time, since there are still several other payback agreements with other entities. However, City Council may want to consider purchasing agreements that are 75-80% complete.

The first reading of the changes to Chapter 34 will be on the February 5, 2007 agenda for City Council's consideration.

*Reading
Law
Review*

If you have any questions or need any additional information, please let me know.
Thanks.

City of Novi

Water & Sewer Connection Fees

Clean Version Chapter 34

Note: The sections in which the “ * * * ” appears, the current language remains in tact.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 07-37.33

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, AS AMENDED, CHAPTER 34, "UTILITIES," ARTICLE II, "WATER SUPPLY SYSTEM," DIVISIONS 1 AND 4, ARTICLE III, "SEWAGE DISPOSAL SYSTEM," DIVISIONS 2 and 3, IN ORDER TO UPDATE DEFINITIONS, TO DELETE ALL EXPIRED AND/OR COMPLETED PAYBACK AGREEMENTS AND SPECIAL ASSESSMENT DISTRICTS, AND TO UPDATE THE WATER AND SEWER CONNECTION FEES AND CLARIFY THE PROCEDURE FOR ASSESSING SUCH FEES.

THE CITY OF NOVI ORDAINS AS FOLLOWS TO AMEND THE CITY OF NOVI CODE OF ORDINANCES:

PART I That Chapter 34, Utilities, Article II, Divisions 1 and 4, of the City of Novi Code of Ordinances is hereby amended to read as follows:

ARTICLE II. WATER SUPPLY SYSTEM.

DIVISION 1. GENERALLY

Sec. 34-16. Definitions.

* * *

Availability fee. [deleted]

* * *

Debt service fee or charge. [deleted]

User Connection Fee or User Connection Charge [renamed "Water connection fee or water connection charge"]

Water connection fee or water connection charge means the amount charged for connecting to the water supply system of the city which may include any or all of the following components, if applicable:

- (1) Debt service fee or charge;
- (2) Costs of construction, administration, operation, maintenance and replacement of the water supply system; or
- (3) Costs of construction, administration, operation, maintenance and replacement of a water main extension.

The terms water connection fee or water connection charge, may be used interchangeably through this chapter, in respect to the water supply system, with the following terms: user fee or charge, connection fee or charge, water service connection fee, direct contribution, service fee or charge, lateral availability fee, availability connection charge, permit fee and/or debt service fee or charge, tap fee or tap charge.

Water services means the infrastructure and the water supply which is paid for by the users through charges for usage and through charges for connection fees. [added]

Sec. 34-17 [Unchanged.]

Sec. 34-18 [Unchanged.]

Sec. 34-19 [Unchanged.]

Sec. 34-20 [Unchanged.]

Sec. 34-21. Delinquent charges constitute lien; authority of city to discontinue water for nonpayment of charges.

(a) *Lien.* The charges for water services are a lien on premises served and are hereby recognized to constitute such lien. Whenever any such charge against any such premises shall be delinquent for six (6) months, the city employee in charge of the collection thereof shall certify bi-annually, on May 1 and November 1 of each year, to the Treasurer or Assistant Treasurer of the city the fact of such delinquency, whereupon such charge shall be by him entered upon the next tax roll as a charge against such premises and shall be collected, and the lien therefor enforced, in the same manner as general city taxes against such premises are collected and the lien thereon enforced. When a tenant is responsible for such services as is provided by Section 21 of Act No. 94 of the Public Acts of Michigan of 1933, (MCL 141.21), as amended, no service shall be rendered such premises until a cash deposit as set by resolution of the council shall have been paid as security for payment of assessed charges and services.

(b) *Discontinuance of Water Supply.* In addition to other remedies provided, the city shall have the right to shut off and discontinue the supply of water to any premises for the nonpayment of water charges when due. Prior to the termination of water services, the city shall provide the customer with a written notice which details the availability of an administrative procedure for the consideration of a complaint for erroneous billing. A customer may contest the water charges by appeal to the director of public services or his or her designee within thirty (30) days after the due date. If the assessed charges are not paid within thirty (30) days after the due date thereof, then water service to such premises shall be discontinued. Water service so discontinued shall not be restored until all sums then due and owing shall be paid, plus the turn-on, turn-off charge as set by resolution of the council.

Sec. 34-21.1. Water connection fee.

(a) [Unchanged.]

(b) *Connection fee requirement.* Based upon the intent set forth in subsection (a), above, any owners of property connecting to any water mains constructed by the city after January 1, 1976, who have not paid for the installation of such public water main by the way of (1) a special assessment, or (2) a specific debt service charge for connection to the particular water main, or (3) by the property owner otherwise contributing a fair share to the capital expense of construction of the particular water main with respect to the property served, shall pay an connection fee prior to connecting to said water main, as provided in this section.

(c) *Amount of connection fee.* In the construction of water main, as described, above in this section, the city has constructed water lines sized with sufficient capacity to service and/or loop relatively large areas of the city. Accordingly, rather than sizing such lines at eight (8) inches in diameter to service individual properties, the city-constructed lines have generally been sized larger than, and in most cases some multiple of, eight (8) inches in diameter. Thus, it has been concluded that the formula for allocating the fair and proportionate share of cost as between the system at large and individual property owners shall be based upon the cost of constructing only an eight-inch water line with which the property to be charged would be connected, recognizing that such cost changes from time-to-time in the marketplace, and taking into consideration the time/price differential. Therefore, any owners of property required to pay an connection fee pursuant to subsection (b) above shall pay a per tap unit charge in accordance with the current resolution of the city council setting the amount of such charge on the basis of the current cost of water main construction, as amended from time to time by the council.

(d) *Payment of Connection Fee.* The water system connection charges established by this article and by resolution of the city council shall be paid in full prior to the issuance of a building permit, or in the case of an existing building prior to the connection to the water system, except as provided in subsections (e) and (f), below.

(e) *Installment Payment of Connection Fee.* In those cases when a new commercial, industrial or office development is determined to require more than one tap unit factor the owner may elect to pay one-fifth (1/5) of such connection charges (with the exception of those charges imposed to recoup the cost of infrastructure built pursuant to a special assessment district, or otherwise financed by private landowners, to whom the city is returning any portion of such charges) prior to the issuance of a building permit and the remaining four-fifths (4/5) of the connection charges in sixteen (16) quarterly installments plus interest at eight (8) percent. The unpaid balance shall be a lien on the property and upon failure of the owner to pay the same may be added to the next tax roll of the city and collected in the same manner in all respects as provided by law for the collection of taxes.

(f) *Financial Hardship Program.* In those cases where a single-family residential property owner demonstrates a financial hardship, the owner may elect to pay one-fifth (1/5) of such connection charges (with the exception of those charges imposed to recoup the cost of infrastructure built pursuant to a special assessment district, or otherwise financed by private landowners, to whom the city is returning any portion of such charges) prior to the issuance of a building permit and the remaining four-fifths (4/5) of the connection charges in sixteen (16) quarterly installments plus interest at eight (8) percent. The unpaid balance shall be a lien on the property and upon failure of the owner to pay the same may be added to the next tax roll of the city and collected in the same manner in all respects as provided by law for the collection of taxes. For purposes of this section, an owner demonstrates a financial hardship by demonstrating a maximum household income at or below the Oakland County Income Limits for Community Development Block Grant (CDBG) Income Eligibility--Low Income Category, as the same may be revised from time to time.

(g) *Subsequent Changes in Use.* Once a property has been connected to the system subsequent changes in the character of the use of said property (including partial or total destruction, removal or abandonment of any or all improvements thereon) shall not abate the obligation to continue the payments of the connection charges assigned at the time of connection; and if subsequent changes in the use of the property increase the amount of sewage emanating from the property, the city may increase the connection charges assigned to the property and the service charge computed on the basis of the increased use shall be payable in the same manner as such charges are payable in the first instance.

(h) *Prepayment of Installment Agreement.* At any time during the installment period, the balance of said connection fee may be prepaid by paying the balance then due, together with all accumulated interest thereon.

(i) *No abatement of payment.* Once connected to the system, partial or total destruction, removal or abandonment of any or all of the improvements or structures located on property subject to the water connection fee shall not abate the obligation to pay the fee in total.

Sec. 34-22 [Unchanged.]

Sec. 34-23 [Unchanged.]

Sec. 34-24. Alternate day lawn watering; water supply emergencies.

(a) It shall be unlawful for any person to utilize water from the City of Novi Water Supply System for the watering of lawns or landscaping except on an alternate day basis. An alternate day basis of watering permits the watering of lawns and landscaping on even-numbered days for property with an even-numbered street address and on odd-numbered days for property within an odd-numbered street address. The manager of the department of water and sewer may, upon request, provide exceptions to the above restriction in the case of new lawn or landscaping installations, or where necessary to prevent imminent financial loss to the water user. This shall not be deemed to prohibit the recreational use of sprinklers by children.

(b) Determination of water supply emergency. A water supply emergency shall be deemed to exist whenever the manager of water and sewer finds on the basis of drought conditions, depletion of water supply, reduction in water pressure or other reasons that there is a threat of loss of water supply to the community or a portion of the community, and causes a declaration of such water supply emergency to be publicly announced by broadcast from a radio or television station with a normal operating range covering the city. A water emergency may be declared when the manager of water and sewer receives notification from the Detroit Water and Sewage Department in conjunction with the water and radiological protection division of the state department of environmental quality that the supply or pressure demand for water cannot be accommodated and general welfare is likely to be endangered.

(c) [Unchanged.]

(d) The manager of water and sewer shall cause such declaration to be posted at the city hall and be publicly announced by broadcast from a radio or television station with a normal operating range covering the city, and may cause the declaration to be further announced in newspapers of general circulation within the city when feasible.

(e) The manager of public works shall make or cause to be made a record of each time and date when any declaration is announced to the public in accordance with this section.

(f) [Unchanged.]

(g) It shall be unlawful for any person to utilize water from the city water supply system for any type of outdoor use, in contravention of a declared water supply emergency, other than responding to a fire emergency. The prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week until the water supply emergency is declared ended by the superintendent of water and sewer. The manager of

water and sewer may provide exceptions to the prohibition of this section where necessary to prevent imminent financial loss to a water user.

(h) [Unchanged.]

Sec. 34-25 [Unchanged.]

DIVISION 2. [UNCHANGED]

DIVISION 3. [UNCHANGED]

DIVISION 4. OPERATION AND MAINTENANCE

Subdivision I, Sec. 34-76, is hereby deleted in its entirety.

Subdivision II is hereby renumbered Subdivision I.

Sec. 34-91 – Sec. 34-94 [Unchanged.]

Subdivision III is hereby renumbered Subdivision II.

Sec. 34-95 – 34-100 [Unchanged.]

Subdivision IV, Sec. 34-101 – Sec. 34-102, is hereby deleted in its entirety.

Subdivision V, Sec. 34-105 – 34-106, is hereby deleted in its entirety.

Subdivision VI, Sec. 34-108 – Sec. 34-113, is hereby deleted in its entirety.

Subdivision VII, Sec. 34-114 – Sec. 34-116, is hereby deleted in its entirety.

Subdivision VIII, Sec. 34-117.1 – Sec. 34-117.4, is hereby deleted in its entirety.

Subdivision IX, Sec. 34-117.5 – Sec. 34-117.6, is hereby deleted in its entirety.

Subdivision X is hereby renumbered Subdivision III.

Sec. 34-117.7 [Unchanged.]

Sec. 34.117.8. Right-of-Way Credits.

(a) The parcels listed on the ROW table, attached as Exhibit B, have contributed to the cost of the Twelve Mile Road Water Main when the right-of-way was acquired for the construction of such infrastructure. See Exhibit B for application of remaining ROW credits or debits to be applied towards the water connection charge per their individual contracts with the city.

(b) [Unchanged.]

Subdivision XI is hereby renumbered Subdivision IV.

Sec. 34-118.1 – Sec. 118.6 [Unchanged.]

Subdivision XII is hereby renumbered Subdivision V.

Sec. 34-118.7 – Sec. 34-118.12 [Unchanged.]

Subdivision XIII is hereby renumbered Subdivision VI.

Sec. 34-118.13 – 34-118.18 [Unchanged.]

Subdivision XIV is hereby renumbered Subdivision VII.

Sec. 34-118.19- Sec. 34-118.24 [Unchanged.]

Subdivision XV is hereby renumbered Subdivision VIII.

Sec. 34-118.25 – Sec. 34-118.28. [Unchanged.]

Subdivision XVI, Sec. 34-118.29 – Sec. 34-118.33, is hereby deleted in its entirety.

PART II. That Chapter 34, Utilities, Article III, Divisions 2 and 3, of the City of Novi Code of Ordinances is hereby amended to read as follows:

ARTICLE III. SEWAGE DISPOSAL SYSTEM

DIVISION 1. [UNCHANGED]

DIVISION 2. CONNECTIONS

Sec. 34-126. Definitions.

* * *

Debt service fee or charge means the charges levied to customers of the sanitary sewer system of the city which are used to pay principal, interest and administrative costs of retiring the debt incurred for the construction of the city's sanitary sewer system. [added]

Premises means any property that is connected directly or indirectly to the sanitary sewer system. [added]

Public sanitary sewer system means a sanitary sewer intended for use by the public for collection and transportation of sanitary sewage for treatment or disposal.

System and *sewer system* mean the complete sanitary sewer system for the city, including all pumping stations, works, instrumentalities and properties used or useful in connection with maintaining a sanitary sewer system, the treatment of sanitary sewage, and the distribution of treated sewage, either now in existence, acquired pursuant to this article, or hereafter acquired. [added]

* * *

Sec. 34-127. [Unchanged.]

Sec. 34-128. [Unchanged.]

DIVISION 3.

Subdivision 1. In General.

Sec. 34-141. Definitions.

* * *

Sewer means any sanitary sewer located within the city.

System means the complete sanitary sewer system of the city including all sanitary sewers, all pumping stations and all other facilities now owned or hereafter acquired by the city, used or useful in connection with the collection and disposal of sanitary sewage.

Sec. 34-142 [Unchanged.]

Sec. 34-143 [Unchanged.]

Sec. 34-144 [Unchanged.]

Sec. 34-145. Sanitary Rates and Charges for the Huron-Rouge System, Novi-Walled Lake Arm, and the Novi Commerce Sewer Exchange System.

(a) The initial rates to users of the system shall be as follows:

- (1) *Consumption charge.* Each premises within the city connected to the system shall pay a consumption charge based on the amount of water used as shown by the water meter installed in each premises or, where no water meter is located, a flat rate per quarter to be charged in accordance with the schedule of rates set by resolution of the council.

- (2) *Sewer connection charge.* In addition to all other charges as provided in this division, all premises connected directly (or indirectly) to the sanitary sewer system of the city shall pay a sewer connection charge in accordance with the current resolution of the city council setting the amount of such charge on the basis of the current costs of sewer system construction, as amended from time to time by the council.
- a. *Payment of Sewer Connection Charge.* The sewer connection charges provided in subpart (a)(2), and all other connection charges, debt service charges, lateral availability fees and availability connection charges required for connection to the City of Novi sewer system shall be paid in full prior to the issuance of a building permit, or prior to a site preconstruction meeting, whichever comes first; or in the case of an existing building, prior issuance of a plumbing permit for connection to the system, except as provided in subpart (a)(2)b, below.
- b. *Installment Payment of Connection Charges.* In those cases when a new commercial, industrial or office development is determined to require more than one tap unit factor the owner may elect to pay one-fifth of the sewer connection charges, debt service charges, lateral availability fees and availability connection charges (with the exception of those charges imposed to recoup the cost of infrastructure built pursuant to a special assessment district, or otherwise financed by private landowners, to whom the city is returning any portion of such charges) prior to the issuance of a building permit and the remaining four-fifths of such charges and fees in sixteen (16) quarterly installments plus interest at eight (8) percent. The unpaid balance shall be a lien on the property and upon failure of the owner to pay the same may be added to the next tax roll of the city and collected in the same manner in all respects as provided by law for the collection of taxes.
- c. *Financial Hardship Provision.* In those cases where a single-family residential property owner demonstrates a financial hardship, the owner may elect to pay one-fifth (1/5) of such connection charges (with the exception of those charges imposed to recoup the cost of infrastructure built pursuant to a special assessment district, or otherwise financed by private landowners, to whom the city is

returning any portion of such charges) prior to the issuance of a building permit and the remaining four-fifths (4/5) of the connection charges in sixteen (16) quarterly installments plus interest at eight (8) percent. The unpaid balance shall be a lien on the property and upon failure of the owner to pay the same may be added to the next tax roll of the city and collected in the same manner in all respects as provided by law for the collection of taxes. For purposes of this section, an owner demonstrates a financial hardship by demonstrating a maximum household income at or below the Oakland County Income Limits for Community Development Block Grant (CDBG) Income Eligibility-- Low Income Category, as the same may be revised from time to time.

- d. *Subsequent Changes in Use.* Once a property has been connected to the system subsequent changes in the character of the use of said property (including partial or total destruction, removal or abandonment of any or all improvements thereon) shall not abate the obligation to continue the payments of the charges and fees assigned at the time of connection; and if subsequent changes in the use of the property increase the amount of sewage emanating from the property, the city may increase the charges and fees assigned to the property and the charges and fees computed on the basis of the increased use shall be payable in the same manner as such charges and fees are payable in the first instance.
- e. *Prepayment of Installment Agreement.* At any time during the installment period, the balance of said connection fee may be prepaid by paying the balance then due, together with all accumulated interest thereon.
- f. *No Abatement of Payment.* Once connected to the system, partial or total destruction, removal or abandonment of any or all structures or improvements located on property subject to the sewer connection fee shall not abate the obligation to pay the fee in total.

Sec. 34-147. Enforcement.

(a) *Lien.* The charges and rates for sewer services provided for in this subdivision which are under the provisions of Section 21 of Act No. 94 of the Public Acts of Michigan of 1933 (MCL 141.121, MSA 5.2751) as amended, are made a lien on all premises served thereby, unless notice is given that a tenant is responsible, are hereby

recognized to constitute such lien. Whenever any such charge against any piece of property shall be delinquent for six (6) months, the city official in charge of the collection thereof shall certify bi-annually on May 1 and November 1 of each year to the Treasurer or Assistant Treasurer of the city the fact of such delinquency, whereupon such charge shall be by him entered upon the next tax roll as a charge against such premises and shall be collected and the lien therefor enforced in the same manner as general city taxes against such premises are collected, and the lien thereof enforced; provided however, where notice is given that a tenant is responsible for such charges and services as provided by Section 21 of Act No. 94 of the Public Acts of Michigan of 1933 (MCL 141.121, MSA 5.2751), as amended, no further service shall be rendered such premises until a cash deposit as set by resolution of the council shall have been made as security for payment of such charges and services.

(b) [Unchanged.]

Sec. 34-148. [Unchanged.]

Sec. 34-149. [Unchanged.]

Sec. 34-154. [Unchanged.]

Subdivision II. Huron-Rouge Sanitary System

Sec. 34-166- Sec. 34-170. [Unchanged.]

Subdivision III. Seeley Road Sewer Extension

Sec. 34-186 – Sec. 34-191. [Unchanged.]

Subdivision IV. Lapham Sewer Extension Arm

Sec. 34-206 – Sec. 34-211. [Unchanged.]

Subdivision V. Meadowbrook Lake Subdivision Lateral Sewer Arm

Sec. 34-226 – Sec. 34-231. [Unchanged.]

Subdivision VI, Sec. 34-246 – Sec. 34-258, is hereby deleted in its entirety.

Subdivision VII, Sec. 34-271 – Sec. 34-274, is hereby deleted in its entirety.

Subdivision VIII, Sec. 34-296 – Sec. 34-301, is hereby deleted in its entirety.

Subdivision IX, Sec. 34-316 – 34-328, is hereby deleted in its entirety.

Subdivision X is hereby renumbered Subdivision VI.

Sec. 34-341 – Sec. 34-345. [Unchanged.]

Subdivision XI, Sec. 34-356 – Sec. 34-360, is hereby deleted in its entirety.

Subdivision XII is hereby renumbered Subdivision VII.

Sec. 34-371 – Sec. 34-375. [Unchanged.]

Subdivision XIII, Sec. 34-386 – Sec. 34-390, is hereby deleted in its entirety.

Subdivision XIV, Sec. 34-401 – Sec. 34-404, is hereby deleted in its entirety.

Subdivision XV is hereby renumbered Subdivision VIII.

Sec. 34-415 – Sec. 34-420. [Unchanged.]

Subdivision XVI is hereby renumbered Subdivision IX.

Sec. 34-425 – Sec. 34-431. [Unchanged.]

Subdivision XVII, Sec. 34-432 – 34-437, is hereby deleted in its entirety.

Subdivision XVIII, Sec. 34-438 – Sec. 34-443, is hereby deleted in its entirety.

Subdivision XIX, Sec. 34-446, is hereby deleted in its entirety.

Subdivision XX is hereby renumbered Subdivision X.

Sec. 34-450. [Unchanged.]

Subdivision XXI is hereby renumbered Subdivision XI.

Sec. 34-453 – Sec. 34-459. [Unchanged.]

Subdivision XXII is hereby renumbered Subdivision XII.

Sec. 34-460 – Sec. 34-465. [Unchanged.]

Subdivision XXIII, Sec. 34-466 – Sec. 34-469, is hereby deleted in its entirety.

Subdivision XXIV is hereby renumbered Subdivision XIII.

Sec. 34-470 – Sec. 34-475. [Unchanged.]

Subdivision XXV is hereby renumbered Subdivision XIV.

Sec. 34-476. [Unchanged.]

Sec. 34-477. [Unchanged.]

Sec. 34-478. Right-of-Way Credits.

(a) The parcels listed on the ROW table, attached as Exhibit B, have contributed to the cost of the construction of the North Hudson District Sanitary Sewer Extension when the right-of-way was acquired for the construction of such infrastructure. See Exhibit B for the specific application of right-of-way credits or debits to be applied towards the sewer connection charge in accordance with the individual contracts with the City.

(b) [Unchanged.]

Subdivision XXVI, Sec. 34-480 – Sec. 34-481, is hereby deleted in its entirety.

Subdivision XXVII is hereby renumbered Subdivision XV.

Sec. 34-482 – Sec. 34-487. [Unchanged.]

Subdivision XXVIII is hereby renumbered Subdivision XVI.

Sec. 34-488 – Sec. 34-493. [Unchanged.]

Subdivision XXIX is hereby renumbered Subdivision XVII.

Sec. 34-494 – Sec. 34-499. [Unchanged.]

Subdivision XXX is hereby renumbered Subdivision XVIII.

Sec. 34-499.1 – Sec. 34-499.6. [Unchanged.]

Subdivision XXXI, Sec. 34-499.7 – Sec. 34-499.10, is hereby deleted in its entirety.

Subdivision XXXII, Sec. 34-499.11- Sec.34-499.14, is hereby deleted in its entirety.

Subdivision XXXIII is hereby renumbered Subdivision XIX.

Sec. 34-499.15 – Sec.34-499.16. [Unchanged.]

Subdivision XXXIV is hereby renumbered Subdivision XX.

Sec. 34-499.19 – Sec. 34-499.24. [Unchanged.]

Subdivision XXXV, Sec. 34-499.25 – Sec. 34-499.29, is hereby deleted in its entirety.

Subdivision XXXVI, Sec. 34.499.30 – Sec. 34-499.32, is hereby deleted in its entirety.

Subdivision XXXVII, Sec. 34-499.33- Sec. 34-499.36, is hereby deleted in its entirety.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V

Effective Date: Publication. The provisions of this Ordinance shall become effective fifteen (15) days after its adoption and shall be published within 15 days of its adoption by publication of a brief notice in a newspaper circulated in the City, stating the date of enactment and the effective date of the ordinance, a brief statement as to the subject matter of this Ordinance and such other facts as the Clerk shall deem pertinent, and that a copy of the Ordinance is available for public use and inspection at the office of the City Clerk.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2007.

DAVID LANDRY, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

CERTIFICATION OF ADOPTION

I hereby certify that the foregoing is a true and complete copy of an Ordinance passed at a _____ meeting of the Novi City Council, held on the _____ day of _____, 2007.

MARYANNE CORNELIUS, CITY

CLERK

Adopted:
Published:
Effective:

906514_1

City of Novi

Water & Sewer Connection Fees

Supplemental Information

Red-line Version Chapter 34

Note: The sections in which the “ * * * ” appears, the current language remains in tact.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 07-37.33__

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE
OF ORDINANCES, AS AMENDED, CHAPTER 34,
"UTILITIES," IN ORDER TO PROVIDE FOR WATER AND
SEWER CONNECTION FEE CHARGES AND ELIMINATE FEES
AND CHARGES NO LONGER APPLICABLE

THE CITY OF NOVI ORDAINS:

PART I.

That Chapter 34, Utilities, Article..... of the City of Novi Code of Ordinances is hereby amended to read as follows:

DIVISION 1. GENERALLY

Sec. 34-16. Definitions.

Water services means the infrastructure and the water supply which is paid for by the users through charges for usage and through charges for connection fees.

* * *

~~*Availability fee* means the amount charged for connecting to a particular water main extension, which may include any or all of the following components, if applicable:~~

~~(1) Debt service fee or charge; or~~

~~(2) Costs of construction, administration, operation, maintenance and replacement of the water main extension.~~

~~The terms availability fee or charge, may be used interchangeably through this chapter, in respect to the water supply system, with the terms tap fee and tap charge.~~

~~*Debt service fee or charge* means the charges levied to customers of the water supply system of the city which are used to pay principal, interest and administrative costs of retiring the debt incurred for the construction of the city's water supply system.~~

User Water connection fee or user water connection charge means the amount charged for connecting to the water supply system of the city which may include any or all of the following components, if applicable:

- (1) Debt service fee or charge;
- (2) Costs of construction, administration, operation, maintenance and replacement of the water supply system; or
- (3) Costs of construction, administration, operation, maintenance and replacement of a water main extension.

The terms user water connection fee or user water connection charge, may be used interchangeably through this chapter, in respect to the water supply system, with the following terms: user fee or charge, connection fee or charge, water service connection fee, direct contribution, service fee or charge, lateral availability fee, availability connection charge, permit fee and/or debt service fee or charge, tap fee or tap charge.

* * *

Sec. 34-21. Delinquent charges constitute lien; authority of city to discontinue water for nonpayment of charges.

(a) Lien. The charges for water services are a lien on premises served and are hereby recognized to constitute such lien. Whenever any such charge against any such premises shall be delinquent for six (6) months, the city employee in charge of the collection thereof shall certify bi-annually, on March first May 1 and November 1 of each year, to the tax-assessing officer Treasurer or Assistant Treasurer of the city the fact of such delinquency, whereupon such charge shall be by him entered upon the next tax roll as a charge against such premises and shall be collected, and the lien therefor enforced, in the same manner as general city taxes against such premises are collected and the lien thereon enforced. When a tenant is responsible for such services as is provided by Section 21 of Act No. 94 of the Public Acts of Michigan of 1933, (MCL 141.21), as amended, no service shall be rendered such premises until a cash deposit as set by resolution of the council shall have been paid as security for payment of assessed charges and services.

(b) Discontinuance of Water Service. In addition to other remedies provided, the city shall have the right to shut off and discontinue the supply of water to any premises for the nonpayment of water charges when due. Prior to the termination of water services, the city shall provide the customer with a written notice which details the availability of an administrative procedure for the consideration of a complaint for erroneous billing. A customer may contest the water charges by appeal to the director of public services or his or her designee within thirty (30) days after the due date. If the assessed charges are not paid within thirty (30) days after the due date thereof, then water service to such premises shall be discontinued. Water service so

discontinued shall not be restored until all sums then due and owing shall be paid, plus the turn-on, turn-off charge as set by resolution of the council.

Sec. 34-21.1. Water main availability connection fee.

(a) [Unchanged.]

(b) *Availability Connection fee requirement.* Based upon the intent set forth in subsection (a), above, any owners of property connecting to any water mains constructed by the city after January 1, 1976, who have not paid for the installation of such public water main by the way of (1) a special assessment, or (2) a specific debt service charge for connection to the particular water main, or (3) by the property owner otherwise contributing a fair share to the capital expense of construction of the particular water main with respect to the property served, shall pay an availability connection fee prior to connecting to said water main, as provided in this section.

(c) *Amount of availability connection fee.* In the construction of water main, as described, above in this section, the city has constructed water lines sized with sufficient capacity to service and/or loop relatively large areas of the city. Accordingly, rather than sizing such lines at eight (8) inches in diameter to service individual properties, the city-constructed lines have generally been sized larger than, and in most cases some multiple of, eight (8) inches in diameter. Thus, it has been concluded that the formula for allocating the fair and proportionate share of cost as between the system at large and individual property owners shall be based upon the cost of constructing only an eight-inch water line with which the property to be charged would be connected, recognizing that such cost changes from time-to-time in the marketplace, and taking into consideration the time/price differential. Therefore, any owners of property required to pay an availability connection fee pursuant to subsection (b) above shall pay a per tap unit charge in accordance with the current resolution of the city council setting the amount of such charge on the basis of the current cost of water main construction, as amended from time to time by the council.

~~(d) *Payment of availability fee.* The owner of non-residential premises required to pay an availability fee on the basis of more than one tap unit may elect to pay the fee set forth in subsection (b) over a four-year period in sixteen (16) equal quarterly installments with interest at eight (8) percent per annum. The first payment shall be prior to issuance of a building permit or when a water service connection fee is paid, whichever ever is sooner. Subsequent equal quarterly payments shall commence with the first quarterly billing thereafter. At any time during the installment period, the balance of said availability fee may be prepaid by paying the balance then due, together with all accumulated interest thereon.~~

(d) *Payment of Connection Fee.* The water system connection charges established by this article and by resolution of the city council shall be paid in full prior to the issuance of a building permit, or in the case of an existing building prior to the connection to the water system, except as provided in subsections (e) and (f), below.

(e) *Installment Payment of Connection Fee.* In those cases when a new commercial, industrial or office development is determined to require more than one tap unit factor the owner

may elect to pay one-fifth (1/5) of such connection charges (with the exception of those charges imposed to recoup the cost of infrastructure built pursuant to a special assessment district, or otherwise financed by private landowners, to whom the city is returning any portion of such charges) prior to the issuance of a building permit and the remaining four-fifths (4/5)of the connection charges in sixteen (16) quarterly installments plus interest at eight (8) percent. The unpaid balance shall be a lien on the property and upon failure of the owner to pay the same may be added to the next tax roll of the city and collected in the same manner in all respects as provided by law for the collection of taxes.

(f) *Financial Hardship Provision.* In those cases where a single-family residential property owner demonstrates a financial hardship, the owner may elect to pay one-fifth (1/5) of such connection charges (with the exception of those charges imposed to recoup the cost of infrastructure built pursuant to a special assessment district, or otherwise financed by private landowners, to whom the city is returning any portion of such charges) prior to the issuance of a building permit and the remaining four-fifths (4/5) of the connection charges in sixteen (16) quarterly installments plus interest at eight (8) percent. The unpaid balance shall be a lien on the property and upon failure of the owner to pay the same may be added to the next tax roll of the city and collected in the same manner in all respects as provided by law for the collection of taxes. For purposes of this section, an owner demonstrates a financial hardship by demonstrating a maximum household income at or below the Oakland County Income Limits for Community Development Block Grant (CDBG) Income Eligibility--Low Income Category, as the same may be revised from time to time.

(g) *Subsequent Changes in Use.* Once a property has been connected to the system subsequent changes in the character of the use of said property (including partial or total destruction, removal or abandonment of any or all improvements thereon) shall not abate the obligation to continue the payments of the connection charges assigned at the time of connection; and if subsequent changes in the use of the property increase the amount of sewage emanating from the property, the city may increase the connection charges assigned to the property and the service charge computed on the basis of the increased use shall be payable in the same manner as such charges are payable in the first instance.

(h) *Prepayment of Installment Agreement.* At any time during the installment period, the balance of said connection fee may be prepaid by paying the balance then due, together with all accumulated interest thereon.

(ei) *No abatement of payment.* Once connected to the system, partial or total destruction, removal or abandonment of any or all of the improvements or structures located on property subject to the water availability connection fee shall not abate the obligation to pay the fee in total.

* * *

Sec. 34-24. Alternate day lawn watering; water supply emergencies.

(a) It shall be unlawful for any person to utilize water from the City of Novi Water Supply System for the watering of lawns or landscaping except on an alternate day basis. An alternate day basis of watering permits the watering of lawns and landscaping on even-numbered days for property with an even-numbered street address and on odd-numbered days for property within an odd-numbered street address. The superintendent manager of the department of water and sewer may, upon request, provide exceptions to the above restriction in the case of new lawn or landscaping installations, or where necessary to prevent imminent financial loss to the water user. This shall not be deemed to prohibit the recreational use of sprinklers by children.

(b) Determination of water supply emergency. A water supply emergency shall be deemed to exist whenever the superintendent manager of water and sewer finds on the basis of drought conditions, depletion of water supply, reduction in water pressure or other reasons that there is a threat of loss of water supply to the community or a portion of the community, and causes a declaration of such water supply emergency to be publicly announced by broadcast from a radio or television station with a normal operating range covering the city. A water emergency may be declared when the superintendent manager of water and sewer receives notification from the Detroit Water and Sewage Department in conjunction with the water and radiological protection division of the state department of environmental quality that the supply or pressure demand for water cannot be accommodated and general welfare is likely to be endangered.

(c) [Unchanged.]

(d) The superintendent manager of water and sewer shall cause such declaration to be posted at the city hall and be publicly announced by broadcast from a radio or television station with a normal operating range covering the city, and may cause the declaration to be further announced in newspapers of general circulation within the city when feasible.

(e) The superintendent manager of public works shall make or cause to be made a record of each time and date when any declaration is announced to the public in accordance with this section.

(f) [Unchanged.]

(g) It shall be unlawful for any person to utilize water from the city water supply system for any type of outdoor use, in contravention of a declared water supply emergency, other than responding to a fire emergency. The prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week until the water supply emergency is declared ended by the superintendent of water and sewer. The superintendent manager of water and sewer may provide exceptions to the prohibition of this section where necessary to prevent imminent financial loss to a water user.

(h) [Unchanged.]

~~Subdivision I. In General~~

Sec. 34-76. Installment payment of connection charges.

~~(a) The water system connection charges established by this article and by resolution of the city council shall be paid in full prior to the issuance of a building permit, or in the case of an existing building prior to the connection to the water system, except as provided in subsections (b) and (c), below.~~

~~(b) In those cases when a new commercial, industrial or office development is determined to require more than one tap unit factor the owner may elect to pay one-fifth (1/5) of such connection charges (with the exception of those charges imposed to recoup the cost of infrastructure built pursuant to a special assessment district, or otherwise financed by private landowners, to whom the city is returning any portion of such charges) prior to the issuance of a building permit and the remaining four-fifths (4/5) of the connection charges in sixteen (16) quarterly installments plus interest at eight (8) percent. The unpaid balance shall be a lien on the property and upon failure of the owner to pay the same may be added to the next tax roll of the city and collected in the same manner in all respects as provided by law for the collection of taxes.~~

~~(c) In those cases where a single-family residential property owner demonstrates a financial hardship, the owner may elect to pay one-fifth (1/5) of such connection charges (with the exception of those charges imposed to recoup the cost of infrastructure built pursuant to a special assessment district, or otherwise financed by private landowners, to whom the city is returning any portion of such charges) prior to the issuance of a building permit and the remaining four-fifths (4/5) of the connection charges in sixteen (16) quarterly installments plus interest at eight (8) percent. The unpaid balance shall be a lien on the property and upon failure of the owner to pay the same may be added to the next tax roll of the city and collected in the same manner in all respects as provided by law for the collection of taxes. For purposes of this section, an owner demonstrates a financial hardship by demonstrating a maximum household income at or below the Oakland County Income Limits for Community Development Block Grant (CDBG) Income Eligibility—Low Income Category, as the same may be revised from time to time.~~

~~(d) Once a property has been connected to the system subsequent changes in the character of the use of said property (including partial or total destruction, removal or abandonment of any or all improvements thereon) shall not abate the obligation to continue the payments of the connection charges assigned at the time of connection; and if subsequent changes in the use of the property increase the amount of sewage emanating from the property, the city may increase the connection charges assigned to the property and the service charge computed on the basis of the increased use shall be payable in the same manner as such charges are payable in the first instance.~~

Subdivision H I. Simmons Orchard Water Main Arm

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Subdivision III II. Special Assessment District No. 93 Water Main Extension

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~~Subdivision IV. Beck Road Water Main Arm~~

~~Sec. 34-101. Location, name.~~

~~The water facility in the nature of a water main to serve land described in Exhibit A of Ordinance Number 89-37.8, attached hereto, constructed along Beck Road, shall be known as the Beck Road Water Main Arm.~~

~~Sec. 34-102. Cost of construction; front footage charges.~~

~~(a) The area described in Exhibit A, attached hereto, is benefited directly and indirectly thereby and should contribute to the cost of construction of the Beck Road Water Main Arm. Before any permit shall be issued to a user of the Beck Road Water Main Arm in the area described in Exhibit A of Ordinance Number 89-37.8, the applicant shall pay the city a debt service charge in addition to all other fees and charges now established or hereinafter established by ordinance or resolution of thirty dollars (\$30.00) per front footage of their property that abuts the water main.~~

~~(b) The owner of the premises required to pay the front footage charge set forth above may elect to pay such front footage charge over a five (5) year period in equal quarterly installments with interest of eight (8) percent per annum. The first payment shall be paid when application is made for a building permit or when water service connection fee is paid, whichever is sooner. Subsequent equal quarterly payments shall commence with the first quarterly billing thereafter. At any time during the installment period, the balance of said front footage charge may be prepaid by paying the balance then due, together with all accumulated interest thereon.~~

~~(c) Once premises have been connected to the system, partial or total destruction, removal or abandonment of any or all improvements thereon shall not abate the obligations to continue the payment of the front footage charge.~~

~~Subdivision V. South Lake Drive Water Main Arm~~

~~Sec. 34-105. Location, name.~~

~~The water facility in the nature of a water main to serve land described in Exhibit A of Ordinance Number 90-37.09, attached hereto, constructed along South Lake Drive, shall be known as the South Lake Drive Water Main Arm.
(Ord. No. 90-37.09, Pt. II, 2-5-90)~~

~~Sec. 34-106. Cost of construction; front footage charges.~~

~~(a) The area described in Exhibit A, attached hereto, is benefited directly and indirectly thereby and should contribute to the cost of construction of the South Lake Drive Water Main Arm. Before any permit shall be issued to a user of the South Lake Drive Water Main Arm in the~~

~~area described in Exhibit A, the applicant shall pay the city a debt service charge in addition to all other fees and charges now established or hereinafter established by ordinance or resolution of thirty dollars (\$30.00) per front footage of their property that abuts the water main.~~

~~(b) The owner of premises required to pay the front footage charge set forth above may elect to pay such front footage charge over a five (5) year period in equal quarterly installments with interest of eight (8) percent per annum. The first payment shall be paid when application is made for a building permit or when a water service connection fee is paid, whichever is sooner. Subsequent equal quarterly payments shall commence with the first quarterly billing thereafter. At any time during the installment period, the balance of said front footage charge may be prepaid by paying the balance then due, together with all accumulated interest thereon.~~

~~(c) Once premises have been connected to the system, partial or total destruction, removal or abandonment of any or all improvements thereon shall not abate the obligations to continue the payment of the front footage charge.~~

~~(d) The debt service charge provided in subsection 34-106(a) above shall not be assessed for connection to the South Lake Drive Water Main Arm from that property identified by Tax Identification No. 50-22-03-378-005, the owners of said parcel having contributed to the cost of construction of the South Lake Drive Main Arm by virtue of an agreement executed November 24, 1989, between the City of Novi and K & S Enterprises, a Michigan co-partnership.~~

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~~Subdivision VII. Novi Road Water Main Extension~~

~~Sec. 34-114. Location; name.~~

~~The water facility in the nature of a water main to serve the land described in Exhibit A to Ordinance Number 92-37.13, constructed along Novi Road, shall be known as the Novi Road Water Main Arm.~~

~~Sec. 34-115. Cost of construction; front footage and acreage charges.~~

~~(a) The area described in Exhibit A to Ordinance Number 92-37.13 is benefited directly and indirectly thereby and should contribute to the cost of construction of the Novi Road Water Main Arm. Before any permit shall be issued to a user of the Novi Road Water Main Arm in the area described in Exhibit A to Ordinance Number 92-37.13, the applicant shall pay the city a debt service charge, in addition to all other fees and charges now established or hereinafter established by ordinance or resolution, in an amount equal to the sum of: (a) forty four dollars and seventy three cents (\$44.73) per front footage of the property served measured as it abuts the~~

~~water main, and (b) two thousand seventy five dollars and ninety one cents (\$2,075.91) per acre of the property served.~~

~~(b) The owner of premises required to pay the debt service charge set forth above may elect to pay the same in quarterly installments in the same manner as provided in section 34-76, above. Quarterly installments shall be permitted irrespective of the type of land and number of tap units applicable. Once premises have been connected to the system, partial or total destruction, removal or abandonment of any or all improvements thereon shall not abate the obligations to continue the payment of the debt service charge.~~

~~(c) If a parcel of land within the area described in Exhibit A to Ordinance Number 92-37.13 is developed as a subdivision, site condominium or other development comprised of more than one residential dwelling unit, upon approval of the final preliminary plat or final site plan, the property owner may apply to the city to have the debt service charge attributable to the property divided by the number of lots or residential dwelling units within the approved development. Upon such division, the debt service charge shall be paid on such a per unit basis as applications for building permits are submitted.~~

~~(d) Commencing on January 1, 1993, the debt service charge established pursuant to subsection 34-115(a) shall be increased by the following factors:~~

- ~~(1) Commencing 1/1/93 to 12/31/93 1.08~~
- ~~(2) Commencing 1/1/94 to 12/31/94 1.17~~
- ~~(3) Commencing 1/1/95 to 12/31/95 1.26~~
- ~~(4) Commencing 1/1/96 to 12/31/96 1.36~~
- ~~(5) Commencing 1/1/97 to 12/31/97 1.47~~
- ~~(6) Commencing 1/1/98 to 12/31/98 1.59~~
- ~~(7) Commencing 1/1/99 to 12/31/99 1.71~~
- ~~(8) Commencing 1/1/00 to 12/31/00 1.85~~
- ~~(9) Commencing 1/1/01 to 12/31/01 2.00~~
- ~~(10) Commencing 1/1/02 to 12/31/02 2.16~~
- ~~(11) And thereafter, an additional 8% per annum.~~

~~Sec. 34-116. Pre-existing single-family residences.~~

~~(a) The debt service charge required under section 34-115 for connection to the Novi Road Water Main, may be paid in accordance with this section when connection is for service to a single family residential dwelling which existed prior to the construction of the Novi Road Water Main ("pre-existing dwelling").~~

~~(b) The debt service charge for a pre-existing dwelling may be paid as follows:~~

- ~~(1) Two thousand five hundred dollars (\$2,500.00) upon the issuance of a permit to make connection to the Novi Road Water Main; and~~

~~(2) The balance payable upon such time as the legal or equitable title to the property served is conveyed or transferred, or a contract to sell the property, or any part of the property, is entered into, whichever shall come sooner. Interest shall be charged on the unpaid balance of the debt service charge at the rate of eight (8) percent per annum. The deferring of payment of the debt service charge is subject to the property owner granting a mortgage on the served property to the City of Novi containing the terms and conditions of this ordinance, and in a form approved by the city council.~~

~~Subdivision VIII. Main Street Water Main Extension~~

~~Sec. 34-117.1. Location; name.~~

~~The water facility in the nature of a water main to serve land described in the attached Exhibit A [Ordinance No. 98-37.19], constructed along Main Street and Market Street, shall be known as the Main Street Water Main.~~

~~Sec. 34-117.2. Cost of construction; debt service charge for Main Street Commercial.~~

~~(a) The area described in the attached Exhibit A [Ordinance No. 98-37.19] as the Main Street Commercial is benefitted directly thereby and should contribute to the cost of construction of the Main Street Water Main. Before any permit shall be issued to a user of the Main Street Water Main in the Main Street Commercial area described in the attached Exhibit A [Ordinance No. 98-37.19], the applicant shall pay the city a debt service charge, in addition to all other fees and charges now established or hereinafter established by ordinance or resolution, in an amount equal to three hundred eighteen dollars and forty cents (\$318.40) cash for each unit or tap factor as based upon the current schedule or formula of sewer unit use adopted by the city, as a contribution to the capital cost of the Main Street Water Main.~~

~~(b) Commencing on January 1, 1999, the debt service charge established shall be increased by the following factors:~~

(1)	Commencing 1/1/99 to 12/31/99	1.08
(2)	Commencing 1/1/00 to 12/31/00	1.17
(3)	Commencing 1/1/01 to 12/31/01	1.26
(4)	Commencing 1/1/02 to 12/31/02	1.36
(5)	Commencing 1/1/03 to 12/31/03	1.47
(6)	Commencing 1/1/04 to 12/31/04	1.59
(7)	Commencing 1/1/05 to 12/31/05	1.71
(8)	Commencing 1/1/06 to 12/31/06	1.85
(9)	Commencing 1/1/07 to 12/31/07	2.00

(10)	Commencing 1/1/08 to 12/31/08	2.16
(11)	And, thereafter, an additional eight (8) percent per annum.	

~~Sec. 34-117.3. Cost of construction; debt service charge for Main Street Village.~~

~~(a) The area described in the attached Exhibit A [Ordinance No. 98-37.19] as the Main Street Village is benefited indirectly thereby and should contribute to the cost of construction of the Main Street Water Main. Before any permit shall be issued to a user of the Main Street Water Main in the Main Street Village area described in the attached Exhibit A [Ordinance No. 98-37.19], the applicant shall pay the city a debt service charge, in addition to all other fees and charges not established or hereinafter established by ordinance or resolution, in an amount equal to thirty eight dollars and twelve cents (\$38.12) cash for each unit or tap factor as based upon the current schedule or formula of sewer unit use adopted by the city, as a contribution to the capital cost of the Main Street Water Main.~~

~~(b) Commencing on January 1, 1999, the debt service charge established shall be increased by the following factors:~~

(1)	Commencing 1/1/99 to 12/31/99	1.08
(2)	Commencing 1/1/00 to 12/31/00	1.17
(3)	Commencing 1/1/01 to 12/31/01	1.26
(4)	Commencing 1/1/02 to 12/31/02	1.36
(5)	Commencing 1/1/03 to 12/31/03	1.47
(6)	Commencing 1/1/04 to 12/31/04	1.59
(7)	Commencing 1/1/05 to 12/31/05	1.71
(8)	Commencing 1/1/06 to 12/31/06	1.85
(9)	Commencing 1/1/07 to 12/31/07	2.00
(10)	Commencing 1/1/08 to 12/31/08	2.16
(11)	And, thereafter, an additional eight (8) percent per annum.	

~~Sec. 34-117.4. Intent.~~

~~The charges provided in this subdivision are intended to constitute a contribution to the capital cost of construction of the Main Street Water Main. The provisions herein are not intended to repeal other sections of this article, nor to eliminate other charges provided in those sections.~~

~~Subdivision IX. Arena Drive Water Main Extension~~

~~Sec. 34-117.5. Location; name.~~

~~The water facility in the nature of a water main to serve land described in the attached Exhibit A, constructed along Arena Drive, shall be known as the Arena Drive Water Main Arm.~~

~~Sec. 34-117.6. Cost of construction; debt service charge.~~

~~(a) The area described in the attached Exhibit A [Ord. No. 2000-37.21] is benefitted directly thereby and should contribute to the cost of construction of the Arena Drive Water Main Arm. Before any permit shall be issued to a user of the Arena Drive Water Main Arm in the area described in the attached Exhibit A, the applicant shall pay the city a debt service charge, in addition to all other fees and charges now established or hereinafter established by ordinance or resolution, in an amount equal to two thousand four hundred thirty four dollars and forty four cents (\$2,434.44) per acre of the property served.~~

~~(b) Commencing on January 1, 1999, the debt service charge established shall be increased by the following factors:~~

(1) —	Commencing 1/1/99 to 12/31/99 —	1.08 —
(2) —	Commencing 1/1/00 to 12/31/00 —	1.17 —
(3) —	Commencing 1/1/01 to 12/31/01 —	1.26 —
(4) —	Commencing 1/1/02 to 12/31/02 —	1.36 —
(5) —	Commencing 1/1/03 to 12/31/03 —	1.47 —
(6) —	Commencing 1/1/04 to 12/31/04 —	1.59 —
(7) —	Commencing 1/1/05 to 12/31/05 —	1.71 —
(8) —	Commencing 1/1/06 to 12/31/06 —	1.85 —
(9) —	Commencing 1/1/07 to 12/31/07 —	2.00 —
(10) —	Commencing 1/1/08 to 12/31/08 —	2.16 —
(11) —	And, thereafter, an additional 8% per annum. —	

~~Subdivision X.~~ IV. Twelve Mile Road Water Main Extension

~~Sec. 34-117.7. [Unchanged.]~~

~~Sec. 34-117.8. Right-of-Way Credits.~~

~~(a) The area described in the attached Exhibit A [Ord. No. 2000-37.22] is benefitted directly thereby and should contribute to the cost of construction of the Twelve Mile Road Water Main. Before any permit shall be issued to a user of the Twelve Mile Road Water Main in the area depicted in the attached Exhibit A as "Within Service District:~~

~~Connection Charge Established by Ordinance," the applicant shall pay the city a debt service charge, in addition to all other fees and charges now established or hereinafter established by ordinance or resolution, in an amount equal to forty seven dollars and seventy three cents (\$47.73) per front footage of property served measured as it abuts the water main. The owners of those properties depicted on the attached Exhibit A as "Within Service District: Connection Charge Established by R.O.W. Contract" have previously contributed to the cost of the Twelve Mile Road Water Main when right of way was acquired for such infrastructure, and shall not be responsible for the debt service charge established by this section. The properties depicted in the attached Exhibit A as "Within Service District: Connection Charge Established by Ordinance" have not been the subject of such contribution, and shall be responsible for the debt service charge established herein. The parcels listed below have contributed to the cost of the Twelve Mile Road Water Main when the right-of-way was acquired for the construction of such infrastructure. See the individual ROW agreements for application of remaining ROW credits or debits to be applied towards the water connection charge.~~

13-200-034 (formerly 13-200-013 and 014)

13-100-024 (formerly 13-100-001)

13-100-026 (formerly 13-100-002)

12-351-026 (formerly 13-351-003)

12-351-030 (formerly 13-351-010)

14-200-031

~~Subdivision XIV. Meadowbrook Corporate Park Water Main Extension~~

~~* * *~~

~~Subdivision XIII. Island Lake of Novi Wixom Road Water Main Extension~~

~~* * *~~

~~Subdivision XIII. Island Lake of Novi Water Main Booster Pump System~~

~~* * *~~

~~Subdivision XIV. Brightmoor Water Main Extension~~

~~* * *~~

~~Subdivision XV. Beck West Corporate Park Water Main Extension District~~

~~* * *~~

~~Subdivision XVI. Nine Mile/Beck Road Water Main Extension~~

~~Sec. 34-118.29. Location; name.~~

~~The term "Nine Mile/Beck Road Water Main Extension" shall mean the water main extension constructed by the City of Novi located in Sections 28, 29, 32, and 33 of the City of Novi, extending along Nine Mile Road and Beck Road to serve certain areas of land described~~

and depicted in the attached Exhibit A, entitled "Nine Mile/Beck Road Water Main Extension, Exhibit A."

~~Sec. 34-118.30. Intent.~~

~~The charges provided in this subdivision are intended to constitute a contribution to the capital cost of engineering, construction, testing and administration of constructing the Nine Mile/Beck Road Water Main Extension. The provisions herein are not intended to repeal other sections of this division, nor to eliminate other charges provided for in these sections.~~

~~Sec. 34-118.31. Cost of construction.~~

~~The verified total construction cost of the Nine Mile/Beck Road Water Main Extension is nine hundred eleven thousand and twelve dollars and thirty nine cents (\$911,012.39).~~

~~Sec. 34-118.32. Contract participant costs.~~

~~Of the nine hundred eleven thousand and twelve dollars and thirty nine cents (\$911,012.39) verified total water main extension cost, five hundred seventy four thousand one hundred and fifty three dollars and eighty five cents (\$574,153.85) is being paid pursuant to the terms of the agreement entered into on July 20, 1992, and amended on November 24, 1992. The following parcels are covered by the agreement:~~

~~50-22-28-400-013
50-22-28-300-009
50-22-28-300-010
50-22-28-300-001
50-22-28-100-007
50-22-33-100-010
50-22-29-400-023
50-22-32-200-039
50-22-32-200-040~~

~~Sec. 34-118.33. Debt service charge.~~

~~(a) In addition to the parcels set forth in section 34-118.32 above, the area described in the attached and incorporated Exhibit A as the Nine Mile/Beck Road Water Main Extension District is directly benefited by the extension and should contribute to the cost of construction of the extension. The remaining costs of the Nine Mile/Beck Road Water Main Extension totaling three hundred thirty six thousand eight hundred and fifty eight dollars and fifty four cents (\$336,858.54) shall be paid by the properties in the service district which have not contributed to the cost of constructing the Nine Mile/Beck Road Water Main Extension as set forth in section 34-118.32, above. It is estimated that the remaining properties which have not yet contributed to the cost of constructing the extension total two hundred and ninety eight (298) taps. Before any permit shall be issued to a user of the Nine Mile/Beck Road Water Main Extension, in addition to all other fees and charges now established or hereinafter established by ordinance or~~

~~resolution, the applicant shall pay to the City a debt service charge in an amount of one thousand one hundred and thirty dollars (\$1,130.00).~~

~~(b) Commencing on January 1, 2007, the debt service charge established shall increase by a factor of three (3.0) percent compounded annually.~~

* * *

Sec. 34-126. Definitions.

* * *

Debt service fee or charge means the charges levied to customers of the sanitary sewer system of the city which are used to pay principal, interest and administrative costs of retiring the debt incurred for the construction of the city's sanitary sewer system.

Premises means any property that is connected directly or indirectly to the sanitary sewer system.

Public sanitary sewer system means a sanitary sewer ~~or a combined sanitary and storm sewer used or~~ intended for use by the public for collection and transportation of sanitary sewage for treatment or disposal.

System and sewer system mean the complete sanitary sewer system for the city, including all pumping stations, works, instrumentalities and properties used or useful in connection with maintaining a sanitary sewer system, the treatment of sanitary sewage, and the distribution of treated sewage, either now in existence, acquired pursuant to this article, or hereafter acquired.

* * *

DIVISION 3. OPERATION AND MAINTENANCE

Subdivision I. In General

Sec. 34-141. Definitions.

* * *

Sewer means any sanitary ~~or combined storm and sanitary~~ sewer located within the city.

System means the complete sanitary sewer system of the city including all sanitary sewers ~~and combined storm and sanitary sewers~~, all pumping stations and all other facilities now owned or hereafter acquired by the city, used or useful in connection with the collection and disposal of sanitary sewage.

Sec. 34-145. Rates and charges. Sanitary Rates and Charges for the Huron-Rouge System, Novi-Walled Lake Arm, and the Novi Commerce Sewer Exchange System.

(a) The initial rates to users of the system shall be as follows:

(1) *Consumption charge.* Each premises within the city connected to the system shall pay a consumption charge based on the amount of water used as shown by the water meter installed in each premises or, where no water meter is located, a flat rate per quarter to be charged in accordance with the schedule of rates set by resolution of the council.

(2) *Service Sewer connection charge.* In addition to all other charges as provided in this division, ~~each premises within the city shall pay a service sewer connection charge as follows: (a) All all premises connected directly (or indirectly) to the sanitary sewer system of the city shall pay a service sewer connection charge of twenty five hundred dollars (\$2,500.00) (plus one hundred dollars (\$100.00) for each year beginning January 1, 1991), multiplied by the factor which that particular property and its intended use has in the classification and computation then used by the county department of public works, or as otherwise provided by ordinance or resolution of the city in relation to the quantity of sewage from premises. in accordance with the current resolution of the city council setting the amount of such charge on the basis of the current costs of sewer system construction, as amended from time to time by the council. The charge is to be paid when the application is made for a permit to build, except as hereafter provided, or if an existing building, when connection is sought to be made to such sewers.~~

a. *Payment of Sewer Connection Charge.* ~~The service sewer connection charges provided in subpart (a)(2)a., and all other connection charges, debt service charges, lateral availability fees and availability connection charges required for connection to the City of Novi sewer system shall be paid when the application is made for a permit to build, and shall in all cases be paid in full prior to the issuance of a building permit, or prior to a site preconstruction meeting, whichever comes first. . or in the case of an existing building prior to the issuance of a plumbing permit for connection to the system, except as provided in subpart (a)(2)b., below.~~

e.b. Installment Payment of Connection Charges. In those cases when a new commercial, industrial or office development is determined to require more than one tap unit factor the owner may elect to pay one-fifth of the ~~service~~ sewer connection charges, connection charges, debt service charges, lateral availability fees and availability connection charges (with the exception of those charges imposed to recoup the cost of infrastructure built pursuant to a special assessment district, or otherwise financed by private landowners, to whom the city is returning any portion of such charges) prior to the issuance of a building permit and the remaining four-fifths of such charges and fees in sixteen (16) quarterly installments plus interest at eight (8) percent. The unpaid balance shall be a lien on the property and upon failure of the owner to pay the same may be added to the next tax roll of the city and collected in the same manner in all respects as provided by law for the collection of taxes.

c. Financial Hardship Provision. In those cases where a single-family residential property owner demonstrates a financial hardship, the owner may elect to pay one-fifth (1/5) of such connection charges (with the exception of those charges imposed to recoup the cost of infrastructure built pursuant to a special assessment district, or otherwise financed by private landowners, to whom the city is returning any portion of such charges) prior to the issuance of a building permit and the remaining four-fifths (4/5) of the connection charges in sixteen (16) quarterly installments plus interest at eight (8) percent. The unpaid balance shall be a lien on the property and upon failure of the owner to pay the same may be added to the next tax roll of the city and collected in the same manner in all respects as provided by law for the collection of taxes. For purposes of this section, an owner demonstrates a financial hardship by demonstrating a maximum household income at or below the Oakland County Income Limits for Community Development Block Grant (CDBG) Income Eligibility--Low Income Category, as the same may be revised from time to time.

d. Subsequent Changes in Use. Once a property has been connected to the system subsequent changes in the character of the use of said property (including partial or total destruction, removal or abandonment of any or all improvements thereon) shall not abate the obligation to continue the payments of the charges and fees assigned at the time of connection; and if subsequent changes in the use of the property increase the amount of sewage emanating from the property, the city may increase the charges and fees assigned to the property and the charges and fees computed on the basis of the increased use shall be payable in the same manner as such charges and fees are payable in the first instance.

e. Prepayment of Installment Agreement. At any time during the installment period, the balance of said connection fee may be prepaid by paying the balance then due, together with all accumulated interest thereon.

f. No Abatement of Payment. Once connected to the system, partial or total destruction, removal or abandonment of any or all structures or improvements located on property subject to the sewer connection fee shall not abate the obligation to pay the fee in total.

Sec. 34-147. Enforcement.

(a) *Lien.* The charges and rates for sewer services provided for in this subdivision which are under the provisions of Section 21 of Act No. 94 of the Public Acts of Michigan of 1933 (MCL 141.121, MSA 5.2751) as amended, are made a lien on all premises served thereby, unless notice is given that a tenant is responsible, are hereby recognized to constitute such lien. Whenever any such charge against any piece of property shall be delinquent for six (6) months, the city official in charge of the collection thereof shall certify ~~bi-annually on May first~~ May 1 and November 1 of each year to the ~~city-assessor~~ Treasurer or Assistant Treasurer of the city the fact of such delinquency, whereupon such charge shall be by him entered upon the next tax roll as a charge against such premises and shall be collected and the lien therefor enforced in the same manner as general city taxes against such premises are collected, and the lien thereof enforced; provided however, where notice is given that a tenant is responsible for such charges and services as provided by Section 21 of Act No. 94 of the Public Acts of Michigan of 1933 (MCL 141.121, MSA 5.2751), as amended, no further service shall be rendered such premises until a cash deposit as set by resolution of the council shall have been made as security for payment of such charges and services.

(b) [Unchanged.]

Subdivision II – Subdivision V. [Unchanged.]

~~Subdivision VI. Novi Road – Grand River Area Sanitary Sewer Project~~

~~Sec. 34-246. Definitions.~~

~~The following words, terms and phrases, when used in this subdivision, shall have the meanings ascribed to them in this section or section 34-141, except where the context clearly indicates a different meaning:~~

~~*Connection charge* means the amount charged for being connected to the Novi Road – Grand River Area Sanitary Sewer Project, which charges shall be paid by the city to retire the general obligation bond issue.~~

~~Debt service charge~~ means the charge described as "debt service charge," in section 34-145.

~~Novi Road-Grand River Area Sanitary Sewer Project and system~~ mean that part of the Huron-Rouge Sanitary Sewer System of the city serving certain properties located in portions of Sections 14, 15, 22 and 23 of the city to abate pollution in accordance with the final order of determination entered against the city by the state water resources commission.

~~Tap in charge~~ means the cost and expense of actually constructing the physical connection between the sanitary sewer and the premises or properties which will be using the sewer system.

~~Sec. 34-247. Enforcement; violation deemed nuisance.~~

~~The provisions of this subdivision shall be enforceable through the bringing of appropriate action for injunction, mandamus or otherwise, in any court having jurisdiction, and it shall be the duty of the council and its officials, officers and agents, to do all things necessary to bring all action necessary for the prompt and vigorous enforcement of this subdivision. The violation of this subdivision shall be deemed a nuisance per se.~~

~~Sec. 34-248. Public utility rate basis of operation.~~

~~It is hereby determined to be desirable and necessary, for the public health, safety and welfare of the city, that the Novi Road-Grand River Area Sanitary Sewer Project be operated by the city on a public utility rate basis pursuant to the provisions of Act No. 94 of the Public Acts of Michigan of 1933 (MCL 141.101 et seq., MSA 5.2731 et seq.), as amended, and Act No. 185 of the Public Acts of Michigan of 1957 (MCL 123.731 et seq., MSA 5.570(1) et seq.), as amended. The system shall be operated under the management and direction of the city manager, subject to the overall general supervision and control of the council.~~

~~Sec. 34-249. Fiscal year.~~

~~The Novi Road-Grand River Area Sanitary Sewer Project shall be operated on a fiscal year basis beginning July first and ending on the next following June thirtieth.~~

~~Sec. 34-250. Rates.~~

~~(a) The initial rates to users of the system shall be as follows:~~

~~(1) Connection charge. Each premises within the city connected to the system shall pay a connection charge as follows:~~

~~a. All premises connecting directly or indirectly to the sewer system acquired and constructed in accordance with plans for the Novi Road-Grand River Area Sanitary Sewer Project shall pay a connection charge of one thousand five hundred dollars (\$1,500.00), multiplied by the factor~~

~~which that particular property and its intended use has in the classification and computation then used by the county or as otherwise provided by resolution in relation to the quantity of sewage from the premises and, until the full retirement of all of the general obligation bonds and interest, shall also pay an additional ninety dollars (\$90.00) annually thereafter. The charges shall be paid when application is made for a permit to build, or if for an existing building, when connection is sought to be made to the sewer project.~~

~~b. As an alternative, if the owner of such premises elects to make payments over the balance of years of the general obligation bond issue, he may make equal installment payments over the term of years based upon the connection fee provided in subsection (a)(1)a. with six (6) percent interest per annum, payable annually on the first day of November each year beginning on November first following the date when connection is made. At any time during the installment period, the balance of the connection may be prepaid by paying the balance then due, together with all accumulated interest thereon.~~

~~c. All new construction in subdivisions platted hereafter and new construction of the nature of group, commercial or industrial developments of ten (10) or more units within the area to be serviced by the project shall pay all such connection and debt service charges in full prior to the issuance of a building permit whether or not the system is then available to the property.~~

~~d. Once a property has been connected to the system subsequent changes in the character of the use of the property including partial or total destruction, removal or abandonment of any or all improvements thereon shall not abate the obligation to continue the payments of the connection charge or debt service charge assigned at the time of connection; and if subsequent changes in the use of the property increase the amount of sewage emanating from the property, the owner of the premises shall forthwith make application for sufficient sewage units to serve the increase of disposal and the connection and debt service charges computed on the basis of the increased use shall be payable during the remainder of the period thereinbefore provided.~~

~~(2) *Debt service charge.* In addition to the connection charge as set forth in this section, each premises within the city shall pay a debt service charge as provided in section 34-145.~~

~~(3) *Consumption charge.* Each premises within the city connected to the system shall pay a consumption charge based on the amount of water used as shown by the water meter installed in each premises or, where no water meter is located, a~~

~~flat rate per quarter to be charged in accordance with the schedule of rates set by resolution of the council.~~

~~(4) *Special rates.* For miscellaneous services for which a special rate should be established, or for services not covered by the provisions of this subdivision, the council shall establish a special rate by resolution and the same shall be payable accordingly.~~

~~(b) The rates hereby fixed are estimated to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for the maintenance of the system as are necessary to preserve the same in good repair and working order, to provide for the payment of the sewage disposal charge required to be paid to the county and to provide for such other expenditures and funds for the system as this subdivision may require. Such rates shall be fixed and revised from time to time as may be necessary to produce these amounts.~~

~~Sec. 34-251. Billing.~~

~~Bills for the consumption charge shall be rendered quarterly during each operating year and shall represent charges for the quarterly period immediately preceding the date of rendering the bill. The Huron-Rouge Sanitary Sewer System charge shall be paid annually on the dates indicated in this subdivision. The bills shall become due and payable within fifteen (15) days from the date thereof and for all bills not paid when due, a penalty of ten (10) percent of the payment of each bill shall be added thereto.~~

~~Sec. 34-252. Delinquent charges.~~

~~(a) *Lien.* The charges and rates for sewage services provided in this subdivision which are under the provisions of Section 21 of Act No. 94 of the Public Acts of Michigan of 1933 (MCL 141.121, MSA 5.2751), as amended, are made a lien on all premises served thereby, and are hereby recognized to constitute such lien. Whenever any such charge against a piece of property shall be delinquent for six (6) months, the city manager shall certify annually on May first of each year to the city assessor, the fact of such delinquency, whereupon such charge shall be by him entered upon the tax roll as a charge against the premises and shall be collected and the lien thereof enforced in the same manner as general city taxes against the premises are collected and the lien thereof enforced.~~

~~(b) *Discontinuance of water.* In addition to other remedies provided, the city shall have the right to shut off and discontinue the supply of water to any premises for the nonpayment of sewage rates when due. Prior to the termination of water services, the city shall provide the customer with a written notice which details the availability of an administrative procedure for the consideration of a complaint for erroneous billing. A customer may contest the sewage charges by appeal to the director of public services or his or her designee within thirty (30) days after the due date. If such charges are not paid within thirty (30) days after the due date thereof, then water service to such premises shall be discontinued. Water service so discontinued shall not be restored until all sums then due and owing shall be paid, plus the turn-on, turn-off charge as set by resolution of the council.~~

~~Sec. 34-253. Bank accounts.~~

~~The council may by resolution establish such bank accounts as it deems necessary to effectuate the purposes of this subdivision regarding receipts and disbursements of the system.~~

~~Sec. 34-254. Permit to connect.~~

~~It shall be unlawful for any connection to be made to any sewer of the system without a permit therefor issued by the city. The city manager is hereby authorized and directed to make such rules and regulations concerning the issuance of permits as shall be necessary, advisable and convenient, subject to the approval of the council.~~

~~Sec. 34-255. Notice to property owner that public sewer is available; connection required; exception; failure to connect.~~

~~(a) When a public sewer is available to receive connection therewith, the council shall cause appropriate notice to be served upon the owner, agent or other person having charge of or occupying the property that a public sewer is ready and available to receive connections therewith and that after six (6) months from the date of service of the notice the use of privy vaults, septic tanks, or cesspools on the property must be discontinued, the plumbing disconnected therefrom and all cesspools and privy vaults filled with fresh earth or other suitable material and that all plumbing must be connected with the public sewer. The notice shall be served either personally on the owner or other person having charge of or occupying the property or by first class United States mail, postage prepaid, in sealed envelopes addressed to the owner at his regular place of residence or to the person occupying or having charge of the property, the plumbing of which is to be connected with the public sewer.~~

~~(b) Where such property serviced by a septic tank, has upon it a building which lies four hundred (400) feet beyond the nearest part of a public sewer and the owner, agent or other person having charge of or occupying the property certifies to the council such fact, and in addition presents to the council a certificate from the county health department that the septic tank, or the use thereof, is not polluting the ground or surface as to constitute a hazard to the health of occupants or of the public the council may except the property from connecting to the system; providing that any such property excepted from connecting to the system by the council shall be excepted from so connecting only so long as there is no such pollution from the septic tank or the use thereof, and provided further, that to ensure freedom from pollution, the owner, agent or other person having charge of or occupying the property shall be required to renew the certificate from the county health department annually, or at such other times as the council may determine.~~

~~(c) Except as provided in subsection (b) of this section, it shall be unlawful for the owner or his agent or other person having charge of or occupying any building constructed for residential, commercial or industrial use on any lot, tract or parcel of ground abutting on any street, alley or easement in the city in which a public sewer is in existence after the owner or his agent or other person have charge of or occupying the property has been given notice as provided in this subdivision that a public sewer is available to receive connection therewith and six (6)~~

~~months' notice shall have expired, to have the plumbing in such building remain unconnected to the public sewer.~~

~~Sec. 34-256. Private sewage disposal systems—Construction prohibited when public sewer available.~~

~~(a) It shall be unlawful for the owner or his agent or any person having charge of or occupying any building constructed for residential, commercial or industrial use on any lot, tract or parcel of grounds abutting on any street, alley or easement in the city in which a public sewer is in existence to construct or permit to be constructed any privy, vault, septic tank or cesspool to which the building is to be connected.~~

~~(b) It shall be unlawful for any person to construct, cause or permit to be constructed upon any lot, tract or parcel of ground owned or controlled by him which abuts on any street, alley or easement in the city to which a public sewer is then in existence any privy, vault, septic tank or cesspool.~~

~~Sec. 34-257. Same—Disconnection, abandonment required after notice that public sewer is available.~~

~~Within six (6) months after the service of the notice provided for in this subdivision, except as provided in section 34-255(b), the owner, agent or other person having charge of or occupying any such building, must disconnect all plumbing from any river, stream, drain, body of water, cesspool or septic tank, other than such public sewer, and fill all cesspools, privy vaults with fresh earth or suitable material and connect all plumbing in such building with the public sewer.~~

~~Sec. 34-258. Same—Use after notice that public sewer is available.~~

~~Except as provided in section 34-255(b), it shall be unlawful for the owner or his agent or other person having charge of or occupying any building heretofore or hereafter constructed for residential, commercial or industrial use on any lot, tract or parcel of ground abutting on any street, alley or easement in the city in charge thereof has been given notice as provided in this subdivision that a public sewer is available to receive connection therewith and six (6) months shall have expired to maintain or use or cause or permit to exist any privy, vault, septic tank or cesspool to which the building is connected or which is used by the occupants of the building, or to permit sewage from such building to be discharged into any river, stream, drain or body of water or other place of disposal other than such public sewer.~~

~~Subdivision VII. Huron-Rouge Sewage Disposal System, Walled Lake Arm~~

~~Sec. 34-271. Definitions.~~

~~The following words, terms and phrases, when used in this subdivision, shall have the meanings ascribed to them in this section or in section 34-141, except where the context clearly indicates a different meaning:~~

~~Connection charge~~ means the amount charged as provided in this subdivision for being permitted to connect, directly or indirectly, to the system.

~~Debt service charge~~ means the amount charged for being connected to the system during the term of amortization of the bond issue made by the county for the construction of sewers and laterals, as contracted with the city, which charges shall be paid by the city to the county to retire the contractual obligation on the bond issue.

~~Huron-Rouge Sewage Disposal System, Walled Lake Arm~~ means that part of the Huron-Rouge Sewage Disposal System constructed by the county pursuant to a certain contract between the county and the city.

~~Public sewer~~ means the sewer which is dedicated to, owned, or contracted for by the city, whether publicly or privately financed and whether or not located in public property or right of way.

~~Sanitary sewer~~ means a sewer which carries sanitary sewage and to which stormwaters, surface waters and groundwaters are not admitted.

~~System~~ means the Huron-Rouge Sewage Disposal System, Walled Lake Arm.

~~Sec. 34-272. Enforcement; violation deemed nuisance.~~

~~The provisions of this subdivision shall be enforceable through the bringing of appropriate action for injunction, mandamus or otherwise, in any court having jurisdiction and it shall be the duty of the council and its officials, officers and agents to do all things necessary to bring all action necessary for the prompt and vigorous enforcement of this subdivision. The violation of this subdivision shall be deemed a nuisance per se.~~

~~Sec. 34-273. Public utility rate basis of operation.~~

~~It is hereby determined to be desirable and necessary, for the public health, safety and welfare of the city that the Huron-Rouge Sewage Disposal System, Walled Lake Arm, be operated by the city on a public utility rate basis pursuant to the provisions of Act No. 94 of the Public Acts of Michigan of 1933 (MCL 141.101 et seq., MSA 5.2731 et seq.), as amended, and Act No. 185 of the Public Acts of Michigan of 1957 (MCL 123.731 et seq., MSA 5.570(1) et seq.), as amended. The system shall be operated under the management and direction of the city manager, subject to the overall general supervision and control of the council.~~

~~Sec. 34-274. Fiscal year.~~

~~The system shall be operated on the basis of a fiscal year beginning July first and ending on the next following June thirtieth.~~

~~Sec. 34-275. Rates.~~

~~(a) The initial rates to users of the system shall be as follows, in lieu of and to supplant any charges heretofore provided:~~

~~(1) Connection charge. For all properties within the city connected to the system a connection charge shall be paid as follows:~~

~~a. All premises connecting directly or indirectly to the system shall pay a connection charge of twenty-five hundred dollars (\$2,500.00), plus one hundred dollars (\$100.00) for each year beginning January 1, 1991, multiplied by the factor which that particular property and its intended use has in the classification and computation then used by the county department of public works, or as otherwise provided by ordinance or resolution of the city in relation to the quantity of sewage from premises. The charge is to be paid when the application is made for a permit to build, except as hereafter provided, or if an existing building, when connection is sought to be made to such sewers.~~

~~b. All new construction in subdivisions platted hereafter, or new construction in the nature of commercial or industrial or office development requiring five (5) or less tap factors as required in subsection (a)(2)a. of this section, shall pay all such service charge or charges in full, prior to the issuance of a building permit.~~

~~c. All new construction, except residential construction, in the nature of commercial, industrial or office development of more than five (5) tap factors as applied in subsection (a)(2)a. of this section shall pay all such service charge or charges in full prior to the issuance of a building permit; or the owner may elect to pay one fifth of the service charge prior to the issuance of a building permit and the remaining four fifths of the service charge in sixteen (16) quarterly installments plus interest at eight (8) percent, and the unpaid balance shall be a lien on the property and enforced as hereinafter provided.~~

~~d. Once a premises has been connected to the system subsequent changes in the character of the use of the premises shall not abate the obligation to continue the payments of the connection charge or debt service charge assigned at the time of connection. Provided, however, if the superintendent of water and sewer shall determine that as a result of the destruction or removal of any improvement on the premises no sewage will emanate from the premises, all future connection and sewage charges shall be abated from the date of the destruction or removal of any improvement. The determination of the superintendent of water and sewer may be appealed to the council. Provided, however, if the premises is improved after the abatement of any connection or sewage charges as provided in this subsection, the premises shall be required to pay the full~~

~~connection and sewage charges prevailing at the time the new improvement is made. No credit shall be given to the premises for any connection or sewage charges paid prior to the destruction or removal of the prior improvement.~~

~~e. All new development and construction shall pay all such connection charges in full prior to the issuance of a building permit whether or not the system is then available to the property.~~

~~f. If subsequent changes in the use of the property increase the amount of sewage emanating from the property, the council may increase the connection charge computed on the basis of the increased use.~~

~~(2) Debt service charge.~~

~~a. Each premises connection directly to that portion of the system initially constructed shall pay a debt service charge of ninety-six dollars (\$96.00) annually, payable quarterly, during the period of the bond issue for construction of the system, that is, beginning July 1, 1971, and payable until and including the year 1999.~~

~~b. Each premises connecting to the sanitary sewer otherwise shall pay a debt service charge of sixty-four dollars (\$64.00) per year, payable quarterly upon the same terms and conditions.~~

~~c. If connection to the sanitary sewer is by commercial, business, industrial or other property not within the definition of the word "premises," the debt service charge shall be payable quarterly for the period above set forth, but the annual charge shall be multiplied by the factor which that particular parcel of property and its intended use has in the classification and computation then used by the county or as otherwise provided by ordinance or resolution of the city, rating the quantity of sewage for use type and use of property, as compared to the quantity of sewage from the premises.~~

~~d. If subsequent changes in the use of the premises, or reevaluation of sewage flowage, requires additional connections, the debt service charge shall be computed accordingly.~~

~~e. The debt service charges established in subparts 34-275(a)(2)a. and b. shall not be assessed to property connecting to the system after February 20, 1990.~~

~~(3) Special rates. For miscellaneous service for which a special rate should be established, or for services not covered by the provisions of this subdivision such~~

~~as parcels of property used for other than single family residential purposes, the council shall establish a special rate.~~

~~(b) The rates hereby fixed are estimated to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for the maintenance of the system as are necessary to preserve the same in good repair and working order, to provide for the payment of the sewage disposal charge required to be paid to the county and to provide for such other expenditures and funds for the system as this subdivision may require. Such rates shall be fixed and revised from time to time as may be necessary to produce these amounts.~~

~~Sec. 34-276. Billing.~~

~~Bills for the consumption charge and for the debt service charges, shall be rendered quarterly during each operating year and shall represent charges for the quarterly period immediately preceding the date of rendering the bill. These charges shall become due and payable within fifteen (15) days of the date indicated above and for all bills not paid when due, a penalty of ten (10) percent of the payment of such bills shall be added thereto.~~

~~Sec. 34-277. Delinquent charges.~~

~~(a) *Lien.* The charges and rates for sewage services provided above which are under the provisions of Section 21 of Act No. 94 of the Public Acts of Michigan of 1933 (MCL 141.121, MSA 5.2751), as amended, are made a lien on all premises served thereby, and are hereby recognized to constitute such lien, and whenever any such charge against a piece of property shall be delinquent for six (6) months, the city employee in charge of the collection thereof shall certify annually on May first of each year to the city assessor the fact of such delinquency, whereupon such charge shall be by him entered upon the tax roll as a charge against the premises and shall be collected and the lien thereof enforced in the same manner as general shall taxes against the premises are collected and the lien thereon enforced.~~

~~(b) *Discontinuance of water.* In addition to other remedies provided, the city shall have the right to shut off and discontinue the supply of water to any premises for the nonpayment of sewage rates when due. Prior to the termination of water services, the city shall provide the customer with a written notice which details the availability of an administrative procedure for the consideration of a complaint for erroneous billing. A customer may contest the sewage charges by appeal to the director of public services or his or her designee within thirty (30) days after the due date thereof, then water service to such premises shall be discontinued. Water service so discontinued shall not be restored until all sums then due and owing shall be paid, plus a turn-on, turn-off charge as set by resolution of the council.~~

~~Sec. 34-278. Bank accounts.~~

~~The council may by resolution establish such bank accounts as it deems necessary to effectuate the purposes of this subdivision regarding receipts and disbursements of the system.~~

~~Sec. 34-279. Permit to connect.~~

~~It shall be unlawful for any connection to be made to any sewer of the system without a permit issued by the city. The city manager is hereby authorized and directed to make such rules and regulations concerning the issuance of permits as shall be necessary, advisable and convenient, subject to the approval of the council.~~

~~Sec. 34-280. Notice to property owner that public sewer is available; connection required; exception; failure to connect.~~

~~(a) When a public sewer is available to receive connection therewith, the council shall cause appropriate notice to be served upon the owner, agent or other person having charge of or occupying the property that a public sewer is ready and available to receive connections therewith and that after one hundred eighty (180) days from the date of service of the notice the use of privy vaults, septic tanks or cesspools on the property must be discontinued, the plumbing disconnected therefrom and all cesspools and privy vaults filled with fresh earth or other suitable material and that all plumbing must be connected with the public sewer. The notice shall be served either personally on the owner or other person having charge of or occupying the property or by first class United States mail, postage prepaid, in sealed envelopes addressed to the owner at his regular place of residence or to the agent or other person occupying or having charge of the property, the plumbing of which is to be connected with the public sewer.~~

~~(b) Where such property serviced by a septic tank, has upon it a building which lies four hundred (400) feet beyond the nearest part of a public sewer and the owner, agent or other person having charge of or occupying the property certifies to the council such fact, and in addition presents to the council a certificate from the county health department that the septic tank or the use thereof is not polluting the ground or surface as to constitute a hazard to the health of occupants or of the public, the council may except the property from connecting to the system, providing that any such property excepted from connecting to the system by the council shall be excepted from so connecting only so long as there is no such pollution from the septic tank or the use thereof, and provided further, that to ensure freedom from pollution, the owner, agent or other person having charge of or occupying the property shall be required to renew the certificate from the county health department annually or at such other times as the council may determine.~~

~~(c) Except as provided in subsection (b) of this section, it shall be unlawful for the owner or his agent or other person having charge of or occupying any building constructed for residential, commercial or industrial use on any lot, tract or parcel of ground abutting on any street, alley or easement in the city in which a public sewer is in existence after the owner or his agent or other person having charge of or occupying the property has been given notice as provided in this subdivision that a public sewer is available to receive connection therewith and one hundred eighty (180) days' notice shall have expired, to have the plumbing in such building remain unconnected to the public sewer.~~

~~Sec. 34-281. Private sewage disposal systems--Construction prohibited when public sewer available.~~

~~(a) It shall be unlawful for the owner or his agent or any person having charge of or occupying any building constructed for residential, commercial or industrial use on any lot, tract or parcel of grounds abutting on any street, alley or easement in the city in which a public sewer is in existence to construct or permit to be constructed any privy, vault, septic tank or cesspool to which the building is to be connected.~~

~~(b) It shall be unlawful for any person to construct, cause or permit to be constructed upon any lot, tract or parcel of ground owned or controlled by him which abuts on any street, alley or easement in the city to which a public sewer is then in existence any privy, vault, septic tank or cesspool.~~

~~Sec. 34-282. Same—Disconnection, abandonment required after notice that public sewer is available.~~

~~Within one hundred eighty (180) days after the service of the notice provided for in this subdivision, except as provided in section 34-280(b), the owner, agent or other person having charge of or occupying any such building, must disconnect all plumbing from any river, stream, drain, body of water, cesspool or septic tank, other than such public sewer, and fill all cesspools, privy vaults with fresh earth or suitable material and connect all plumbing in such building with the public sewer.~~

~~Sec. 34-283. Same—Use after notice that public sewer is available.~~

~~Except as provided in section 34-280(b), it shall be unlawful for the owner or his agent or other person having charge of or occupying any building heretofore or hereafter constructed for residential, commercial or industrial use on any lot, tract or parcel of ground abutting on any street, alley or easement in the city in charge thereof has been given notice as provided in this subdivision that a public sewer is available to receive connection therewith and one hundred eighty (180) days shall have expired to maintain or use or cause or permit to exist any privy, vault, septic tank or cesspool to which the building is connected or which is used by the occupants of the building, or to permit sewage from such building to be discharged into any river, stream, drain or body of water or other place of disposal other than such public sewer.~~

~~Subdivision VIII. Broquet Smokler Sewer Extension Facility~~

~~Sec. 34-296. Location, name.~~

~~The sewer interceptor facility, in the nature of an extension of the sewer interceptor of the Huron Rouge Sanitary Sewer System, in the city, from the present existing sewer interceptor facility located approximately one-half mile west of Meadowbrook on Nine Mile Road, and also the sewer interceptor to be constructed from the latter interceptor southerly along Meadowbrook Road slightly more than one-half mile, to property briefly described as Tax Parcel MN 619, and additional properties now being served by construction of the sewer interceptor lines to be made under provisions of a written agreement dated March 23, 1970, between Bert F. Smokler & Company, as owner, and the City of Novi as the municipality, and described as "city," shall be~~

~~known and described for the purposes of this subdivision as the Broquet-Smokler Sewer Extension Facility.~~

~~Sec. 34-297. Intent.~~

~~It is not intended by this subdivision to repeal or to conflict with any present provisions of this division, or of any ordinance to be passed upon the construction by the city of proposed interceptor sewer lines westerly or northerly from the present existing location on Nine Mile Road, to serve the area from the latter location to the area along Novi Road and Old Grand River Road. In other words, it is expressly determined and agreed that collections of the connection charge provided for in section 34-299 will constitute a contribution to the capital cost of construction of the sewer interceptor facility, on public property, known as the Broquet-Smokler Sewer Extension Facility.~~

~~Sec. 34-298. Cost of construction.~~

~~The total construction cost of the Broquet-Smokler Extension Facility is two hundred thirty one thousand three hundred seventy two dollars (\$231,372.00) and, therefore, the cost for each tap into the Broquet-Smokler Sewer Extension Facility is two hundred forty three dollars (\$243.00).~~

~~Sec. 34-299. Connection charge.~~

~~Before any permit shall be issued to a user of the sewer interceptor facility described as the Broquet-Smokler Sewer Extension Facility, the applicant shall pay to the city clerk, in addition to the debt service charge provided in section 34-145, the sum of two hundred forty three dollars (\$243.00) cash for each unit or tap as based upon the corrected schedule or formula of sewer unit use adopted by the city, if any, and if not, upon the current schedule or formula of computation in use by the county as a direct contribution to the capital cost of such improvement. The applicant shall also pay a ten (10) percent collection and administration fee thereon.~~

~~Sec. 34-300. Contribution by users.~~

~~The property owned by Bert F. Smokler & Company, or its assignees, and other properties along or adjacent to the sewer interceptor facility are benefitted thereby and users should contribute to the capital cost of construction of the same.~~

~~Sec. 34-301. Reimbursement to Bert F. Smokler & Company.~~

~~Reimbursement to the Bert F. Smokler & Company, or its assignee under provisions of the written agreement dated March 23, 1970, shall be made annually only, and within thirty (30) days of the end of the city fiscal year.~~

~~Secs. 34-302-34-315. Reserved.~~

Subdivision IX. Simmons Sanitary Drain District

Sec. 34-316. Definitions.

~~The following words, terms and phrases, when used in this subdivision, shall have the meanings ascribed to them in this section or in section 34-141, except where the context clearly indicates a different meaning:~~

~~*Connection charge* means the amount charged as provided for in this subdivision for being permitted to connect, directly or indirectly, to the Simmons Sanitary Drain, which charge shall be paid in one sum at the time of connection or a maximum of five (5) annual installments plus interest, as provided in this subdivision, and which charges shall be used by the city to fulfill its contractual obligations to the county drain commissioner.~~

~~*Debt service charge* means the charge described as "debt service charge" in section 34-145.~~

~~*Public sewer* means the sewer which is dedicated to, owned, or contracted for by the city, whether publicly or privately financed and whether or not located in public property or right-of-way.~~

~~*Sanitary drain* and *sanitary sewer* mean a sewer which carries sanitary sewage and to which stormwaters, surface waters and groundwaters are not admitted.~~

~~*Simmons Sanitary Drain District* means that part of the Huron Rouge Sanitary Sewer System of the city serving certain properties located in portions of Sections 21, 22, 27 and 28 of the city.~~

~~*Tap-in charge* means the cost and expense of actually constructing the physical connection between the sanitary drain and the premises or properties which will be using the sewer system.~~

Sec. 34-317. Enforcement; violation deemed nuisance.

~~The provisions of this subdivision shall be enforceable through the bringing of appropriate action for injunction, mandamus or otherwise, in any court having jurisdiction and it shall be the duty of the council and its officials, officers and agents to do all things necessary to bring all action necessary for the prompt and vigorous enforcement of this subdivision. The violation of this subdivision shall be deemed a nuisance per se.~~

Sec. 34-318. Public utility rate basis of operation.

~~It is hereby determined to be desirable and necessary, for the public health, safety and welfare of the city that the Simmons Sanitary Drain District be operated by the city on a public utility rate basis pursuant to the provisions of Act No. 94 of the Public Acts of Michigan of 1933~~

~~(MCL 141.101 et seq., MSA 5.2731 et seq.), under the management and direction of the city manager.~~

~~Sec. 34-319. Fiscal year.~~

~~The Simmons Sanitary Drain District shall be operated on a fiscal year basis beginning July first and ending on the next following June thirtieth.~~

~~Sec. 34-320. Rates.~~

~~(a) The initial rates to users of the Simmons Sanitary Drain shall be as follows:~~

~~(1) Connection charge.—~~

~~a. All premises connecting directly to the Simmons Sanitary Drain shall pay a connection charge of one thousand eight hundred dollars (\$1,800.00) per tap unit.~~

~~b. All premises connecting indirectly to the Simmons Sanitary Drain shall pay a connection charge per tap unit as follows:~~

- ~~1. January 1, 1977 . . . \$600.00~~
- ~~2. January 1, 1978 . . . 630.00~~
- ~~3. January 1, 1979 . . . 660.00~~
- ~~4. January 1, 1980 . . . 690.00~~
- ~~5. January 1, 1981 . . . 720.00~~
- ~~6. January 1, 1982 . . . 750.00~~
- ~~7. January 1, 1983 . . . 780.00~~
- ~~8. January 1, 1984 . . . 810.00~~
- ~~9. January 1, 1985 . . . 840.00~~
- ~~10. January 1, 1986 and thereafter . . . 870.00~~

~~The charges shall be paid when application is made for a permit to build or if for an existing building, when connection is sought to be made to the sewer project.~~

~~c. As an alternative, if the owner of such premises elects to make payments over five (5) years or until January 1, 1986, whichever is sooner, he may make equal installment payments over the term of years based upon the connection fee provided in either of the two (2) preceding paragraphs, with six (6) percent interest per annum, payable annually on the first day of January each year beginning on January first following the date when connection was made. At any time during the installment period, the balance of the connection charge may be prepaid by paying the balance then due, together with all accumulated interest thereon.~~

~~d. All new construction in subdivisions platted hereafter, or new construction in the nature of commercial or industrial or office development requiring five (5) or less tap factors as required in subsection (a)(1)a. of this section shall pay all such debt service charges in full prior to the issuance of a building permit. All new construction, except residential construction, in the nature of commercial industrial or office development of more than five (5) tap factors as applied in subsection (a)(1)a. of this section shall pay all such debt service charges in full prior to the issuance of a building permit, or the owner may elect to pay one-fifth of the debt service charge prior to the issuance of a building permit and the remaining four-fifths of the debt service charge in sixteen (16) equal quarterly installments plus interest at seven and five-tenths (7.5) percent per annum, and the unpaid balance shall be a lien on the property and enforced as provided in this subdivision.~~

~~e. Once a property has been connected to the Simmons Sanitary Drain subsequent changes in the character of the use of the property, including partial or total destruction, removal or abandonment of any or all improvements thereon, shall not abate the obligation to continue the payments of the debt service charge assigned at the time of connection. If subsequent changes in the use of the property increase the amount of sewage emanating from the property, the council may increase the debt service charge assigned to the property and the debt service charge computed on the basis of the increased use shall be payable during the remainder of the period thereinbefore provided.~~

~~(2) *Debt service charge.* In addition to the connection charge as set forth in this section, each premises within the city shall pay a debt service charge as provided in section 34-145.~~

~~(3) *Consumption charge.* Each premises within the city connected to the sewer shall pay a consumption charge based on the amount of water used as shown by the water meter installed in each premises or, where no water meter is located, a flat rate per quarter to be charged in accordance with the schedule of rates established and adopted by resolution of the council.~~

~~(4) *Special rates.* For miscellaneous services for which a special rate should be established and for services not covered by the provisions of this subdivision, the council shall establish a special rate by resolution and the same shall be payable accordingly.~~

~~(b) The rates hereby fixed are estimated to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for the maintenance of the system as are necessary to preserve the same in good repair and working order, to provide for the payment of the sewage disposal charge required to be paid to the county and to provide for such~~

~~other expenditures and funds for the system as this subdivision may require. Such rates shall be fixed and revised from time to time as may be necessary to produce these amounts.~~

~~Sec. 34-321. Billing.~~

~~Bills for the consumption charge shall be rendered quarterly during each operating year and shall represent charges for the quarterly period immediately preceding the date of rendering the bill. The Simmons Sanitary Drain District charge shall be paid annually on the dates indicated in this subsection. The bills shall become due and payable within fifteen (15) days from the date thereof and for all bills not paid when due, a penalty of ten (10) percent of the payment of each bill shall be added thereto.~~

~~Sec. 34-322. Delinquent charges.~~

~~(a) *Lien.* The charges and rates for sewage services provided above which are under the provisions of Section 21 of Act No. 94 of the Public Acts of Michigan of 1933 (MCL 141.121, MSA 5.2751), as amended, are made a lien on all premises served thereby, and are hereby recognized to constitute such lien, and whenever any such charge against a piece of property shall be delinquent for six (6) months, the city manager shall certify annually on May first of each year to the city assessor the fact of such delinquency, whereupon such charge shall be by him entered upon the tax roll as a charge against the premises and shall be collected and the lien thereof enforced in the same manner as general city taxes against the premises are collected and the lien thereof enforced.~~

~~(b) *Discontinuance of water.* In addition to other remedies provided, the city shall have the right to shut off and discontinue the supply of water to any premises for the nonpayment of sewage rates when due. Prior to the termination of water services, the city shall provide the customer with a written notice which details the availability of an administrative procedure for the consideration of a complaint for erroneous billing. A customer may contest the sewage charges by appeal to the director of public services or his or her designee within thirty (30) days after the due date. If such charges are not paid within thirty (30) days after the due date thereof, then water service to such premises shall be discontinued. Water service so discontinued shall not be restored until all sums then due and owing shall be paid, plus a turn-on charge as set by resolution of the council.~~

~~Sec. 34-323. Bank accounts.~~

~~The council may by resolution establish such bank accounts as it deems necessary to effectuate the purposes of this subdivision regarding receipts and disbursements of the Simmons Sanitary Drain District.~~

~~Sec. 34-324. Permit to connect.~~

~~It shall be unlawful for any connection to be made to any sewer of the Simmons Sanitary Drain District without a permit therefor issued by the city. The city manager is hereby authorized~~

~~and directed to make such rules and regulations concerning the issuance of permits as shall be necessary, advisable and convenient, subject to the approval of the council.~~

~~Sec. 34-325. Notice to property owner that public sewer is available; connection required; exception; failure to connect.~~

~~(a) When a public sewer is available to receive connection therewith, the council shall cause appropriate notice to be served upon the owner, agent or other person having charge of or occupying the property that a public sewer is ready and available to receive connection therewith and that after six (6) months from the date of service of the notice the use of privy vaults, septic tanks, or cesspools on the property must be discontinued, the plumbing disconnected therefrom and all cesspools and privy vaults filled with fresh earth or other suitable material and that all plumbing must be connected with the public sewer. The notice shall be served either personally on the owner or other person having charge of or occupying the property or by first class United States mail, postage prepaid, in sealed envelopes addressed to the owner at his regular place of residence or to the other person occupying or having charge of the property, the plumbing of which is to be connected with the public sewer.~~

~~(b) Where such property serviced by a septic tank, has upon it a building which lies two hundred (200) feet beyond the nearest part of a public sewer and the owner, agent or other person having charge of or occupying the property certifies to the council such fact, and in addition, presents to the council a certificate from the county health department that the septic tank or the use thereof is not polluting the ground or surface as to constitute a hazard to the health of occupants or of the public the council may except the property from connecting to the system, providing that any such property excepted from connecting to the system by the council shall be excepted from so connecting only so long as there is no such pollution from the septic tank or the use thereof, and provided further, that to ensure freedom from pollution, the owner, agent or other person having charge of or occupying the property shall be required to renew the certificate from the county health department annually, or at such other times as the council may determine.~~

~~(c) Except as provided in subsection (b) of this section, it shall be unlawful for the owner or his agent or other person having charge of or occupying any building constructed for residential, commercial or industrial use on any lot, tract or parcel of ground abutting on any street, alley or easement in the city in which a public sewer is in existence after the owner or his agent or other person having charge of or occupying the property has been given notice as provided in this subdivision that a public sewer is available to receive connection therewith and six (6) months' notice shall have expired, to have the plumbing in such building remain unconnected to the public sewer.~~

~~Sec. 34-326. Private sewage disposal systems—Construction prohibited when public sewer available.~~

~~It shall be unlawful for the owner or his agent or any person having charge of or occupying any building constructed for residential, commercial or industrial use on any lot, tract or parcel of grounds abutting on any street, alley or easement in the city in which a public sewer~~

~~is in existence to construct or permit to be constructed any privy, vault, septic tank or cesspool to which the building is to be connected.~~

~~Sec. 34-327. Same—Disconnection, abandonment required after notice that public sewer is available.~~

~~Within six (6) months after the service of the notice provided for in this subdivision, except as provided in section 34-325(b), the owner, agent or other person having charge of or occupying any such building, must disconnect all plumbing from any river, stream, drain, body of water, cesspool or septic tank, other than such public sewer, and fill all cesspools, privy vaults with fresh earth or suitable material and connect all plumbing in such building with the public sewer.~~

~~Sec. 34-328. Same—Use after notice that public sewer is available.~~

~~Except as provided in section 34-325(b), it shall be unlawful for the owner or his agent or other person having charge of or occupying any building heretofore or hereafter constructed for residential, commercial or industrial use on any lot, tract or parcel of ground abutting on any street, alley or easement in the city in charge thereof has been given notice as provided in this subdivision that a public sewer is available to receive connection therewith and six (6) months shall have expired to maintain or use or cause or permit to exist any privy, vault, septic tank or cesspool to which the building is connected or which is used by the occupants of the building, or to permit sewage from any building to be discharged into any river, stream, drain or body of water or other place of disposal other than such public sewer.~~

Subdivision ~~X~~ VI. Simmons Orchard Sewer Arm

* * *

Subdivision ~~XI~~. Ten Mile Grand River Sewer Extension

~~Sec. 34-356. Location, name:~~

~~The sewer facility in the nature of a sewer arm extension of the Huron Rouge Sanitary Sewer System commencing at a point on Ten Mile Road approximately one thousand three hundred (1,300) feet west of the intersection of Haggerty Road and Ten Mile Road and thence north and northerly to a point on Grand River Avenue two hundred (200) feet northwest of the intersection of Grand River Avenue and Haggerty Road and thence west on the south side of Grand River Avenue approximately one thousand seven hundred (1,700) feet, Section 24, T.1N., R.8E., City of Novi, Oakland County, Michigan, constructed under the provisions of a written agreement dated the twenty sixth day of June, 1979, between Mr. Charles P. Lapham on the one part and the city on the other part, shall be known and described for the purposes of this subdivision as the Ten Mile Grand River Sewer Extension. A part of the cost of construction of this sewer facility was paid for by Charles P. Lapham.~~

~~Sec. 34-357. Intent.~~

~~The charges provided for in this subdivision are intended to constitute a contribution to the capital cost of construction of the Ten Mile Grand River Sewer Extension. The provisions of this subdivision are not intended to repeal other sections of this division, nor to eliminate other charges provided for in those sections.~~

~~Sec. 34-358. Contribution by users.~~

~~The properties along the Ten Mile Grand River Sewer Extension facility are benefited thereby and users should contribute to the capital cost of the sewer facility as provided in this subdivision.~~

~~Sec. 34-359. Cost of construction.~~

~~The verified total cost of the Ten Mile Grand River Sanitary Sewer facility is two hundred three thousand three hundred forty three dollars and forty cents (\$203,343.40) and the capacity of the sewer facility is determined to be one hundred (100) units or taps, whereby the cost of each tap unit is two thousand thirty three dollars and forty three cents (\$2,033.43) plus ten (10) percent annual interest from 1981 or two thousand eight hundred thirty five dollars (\$2,835.00).~~

~~Sec. 34-360. Connection charges.~~

~~The direct contribution to the capital cost of the improvement shall be made in accordance with the following schedule based upon the location of the sewer connection on Exhibit A of Ordinance Number 85-28.12. The charges provided for in this section are direct contributions to the capital cost of the Ten Mile Grand River Sewer Extension. These charges are not in lieu of, nor are they intended to eliminate any other charges provided for in this division, and the amendments thereto, including, but not limited to, any consumption charge, service charge, debt service charge, lateral availability fee, or availability connection charge or permit fee:~~

~~(1) For sewer connections located between manhole number 2 and manhole number 7, there shall be no additional direct contribution to capital costs;~~

~~(2) For parcels B, C and E, there shall be for each parcel a lump sum direct contribution to capital costs, irrespective of the number of proposed taps generated on the parcels. As to each parcel, the contribution shall be paid before any permit shall be issued to a user of the Ten Mile Grand River Sewer Extension facility and shall be in cash in an amount based upon the following schedule:~~

- ~~a. Commencing the date hereof and until December 31, 1985 . . . \$ 8,333.00~~
- ~~b. Commencing January 1, 1986 . . . 9,130.00~~
- ~~c. Commencing January 1, 1987 to December 31, 1987 . . . 9,930.00~~

- d. ~~Commencing January 1, 1988 to December 31, 1988 . . . 10,730.00~~
- e. ~~Commencing January 1, 1989 to December 31, 1989 . . . 11,530.00~~
- f. ~~Commencing January 1, 1990 to December 31, 1990 . . . 12,330.00~~
- g. ~~Commencing January 1, 1991 to December 31, 1991 . . . 13,130.00~~
- h. ~~Commencing January 1, 1992 to December 31, 1992 . . . 13,930.00~~
- i. ~~Commencing January 1, 1993 to December 31, 1993 . . . 14,730.00~~
- j. ~~Commencing January 1, 1994 to December 31, 1994 . . . 15,730.00~~
- k. ~~Commencing January 1, 1995 to December 31, 1995 and thereafter . . . 16,330.00~~

(3) ~~For sewer connections located north of manhole number 7, but not on parcels B, C or E, before any permit shall be issued to a user of the Ten Mile Grand River Sewer Extension facility, the applicant shall pay the following sums, in cash, for each unit or tap, as a direct contribution to the capital cost of the improvement.~~

- a. ~~Commencing the date hereof and until December 31, 1985 . . . \$ 2,835.00~~
- b. ~~Commencing January 1, 1986 to December 31, 1986 . . . 3,035.00~~
- c. ~~Commencing January 1, 1987 to December 31, 1987 . . . 3,235.00~~
- d. ~~Commencing January 1, 1988 to December 31, 1988 . . . 3,435.00~~
- e. ~~Commencing January 1, 1989 to December 31, 1989 . . . 3,635.00~~
- f. ~~Commencing January 1, 1990 to December 31, 1990 . . . 3,835.00~~
- g. ~~Commencing January 1, 1991 to December 31, 1991 . . . 4,035.00~~
- h. ~~Commencing January 1, 1992 to December 31, 1992 . . . 4,235.00~~
- i. ~~Commencing January 1, 1993 to December 31, 1993 . . . 4,435.00~~
- j. ~~Commencing January 1, 1993 to December 31, 1993 . . . 4,435.00~~
- k. ~~Commencing January 1, 1994 to December 31, 1994 . . . 4,635.00~~
- l. ~~Commencing January 1, 1995 to December 31, 1995 and thereafter . . . 4,835.00~~

~~Subdivision XII VII. Hayes-Novi Sanitary Sewer Extension~~

~~* * *~~

~~Subdivision XIII. Fretter Sanitary Sewer Extension~~

~~Sec. 34-386. Location, name:~~

~~The sewer facility in the nature of a sewer arm extension of the Huron-Rouge Sanitary Sewer System to serve the land described in Exhibit A of Ordinance Number 86-28.16, constructed in the NE 1/4 of Section 15 by the city, shall be known and described for the purposes of this subdivision as the Fretter Sanitary Sewer Extension.~~

~~Sec. 34-387. Intent.~~

~~The charges provided in this subdivision are intended to constitute a contribution to the capital cost of construction of the Fretter Sanitary Sewer Extension. The provisions herein are not intended to repeal other sections of this division, nor to eliminate other charges provided for in those sections.~~

~~Sec. 34-388. Contribution by users.~~

~~The area described in Exhibit A of Ordinance Number 86-28.16 is benefited thereby and users therein should contribute to the capital cost of the Fretter Sanitary Sewer Extension as provided in this subdivision.~~

~~Sec. 34-389. Cost of construction.~~

~~The verified total expense of the Fretter Sanitary Sewer Extension is fifty-eight thousand four hundred three dollars (\$58,403.00), and the capacity of the sewer facility is determined as twelve (12) units or taps, whereby the cost of each tap unit in 1986 dollars is four thousand eight hundred sixty-seven dollars (\$4,867.00), plus annual interest of eight (8) percent per annum for each year thereafter.~~

~~Sec. 34-390. Connection charges.~~

~~(a) The direct contribution to the capital cost of the improvement shall be made in accordance with the following schedule. The charges provided for in this subdivision are direct contributions to the capital cost of the Fretter Sanitary Sewer Extension. These charges are not in lieu of, nor are they intended to eliminate any other charges provided in this division, and the amendments thereto, including, but not limited to, any consumption charge, service charge, debt service charge, lateral availability fee, or availability connection charge or permit fee. Before any permit shall be issued to a user of the Fretter Sanitary Sewer Extension, the applicant shall pay to the sewer department, in addition to other charges provided for in this division, and the amendments thereto, the following sums, in cash, for each unit or tap as based upon the then current schedule or formula of sewer unit use adopted by the city, as a direct contribution to the capital cost of such improvement:~~

- ~~(1) Commencing 1/1/86 to 12/31/86 \$ 4,867.00~~
- ~~(2) Commencing 1/1/87 to 12/31/87 5,257.00~~
- ~~(3) Commencing 1/1/88 to 12/31/88 5,647.00~~
- ~~(4) Commencing 1/1/89 to 12/31/89 6,037.00~~
- ~~(5) Commencing 1/1/90 to 12/31/90 6,427.00~~
- ~~(6) Commencing 1/1/91 to 12/31/91 6,817.00~~
- ~~(7) Commencing 1/1/92 to 12/31/92 7,207.00~~
- ~~(8) Commencing 1/1/93 to 12/31/93 7,597.00~~
- ~~(9) Commencing 1/1/94 to 12/31/94 7,987.00~~
- ~~(10) Commencing 1/1/95 to 12/31/95 8,377.00~~
- ~~(11) Commencing 1/1/96 to 12/31/96 8,767.00~~

~~(b) In addition to the tap fee set forth in subsection (a), all users of the Fretter Sanitary Sewer Extension shall pay an administrative fee equal to ten (10) percent of the tap fee.~~

~~Subdivision XIV. I-96 Sewer Extension, West Oaks Sewer Extension No. 1; West Oaks Sewer Extension No. 2~~

~~Sec. 34-401. Locations; names.~~

~~(a) The sewer facility in the nature of a sewer arm extension of the Huron-Rouge Sanitary Sewer System to serve certain areas of land described in Exhibit A of Ordinance Number 89-28.23, and depicted therein as the I-96 Sewer Extension, constructed in Section 15 of the city, shall be known and described for purposes of this subdivision as the I-96 Sewer Extension.~~

~~(b) The sewer facility in the nature of a sewer extension of the Huron-Rouge Sanitary Sewer System to serve certain areas of land described in Exhibit A of Ordinance Number 89-28.23, and depicted therein as the West Oaks Extension No. 1, (N.E. 1/4 of Section 15, Phase I and Phase II Sanitary Sewer Extensions) constructed in Section 15 of the city, shall be known and described for purposes of this subdivision as the West Oaks Sewer Extension No. 1.~~

~~(c) The sewer facility in the nature of a sewer extension of the Huron-Rouge Sanitary Sewer System to serve certain areas of land described in Exhibit A of Ordinance Number 89-28.23, and depicted therein as the West Oaks Sewer Extension No. 2, constructed in Section 15 of the city, shall be known and described for purposes of this subdivision as the West Oaks Sewer Extension No. 2.~~

~~Sec. 34-402. Intent.~~

~~The charges provided in this subdivision are intended to constitute a contribution to the capital cost of construction of the I-96 Sewer Extension, the West Oaks Sewer Extension No. 1, and the West Oaks Sewer Extension No. 2. The provisions herein are not intended to repeal other sections of this division, nor to eliminate other charges provided for in those sections.~~

~~Sec. 34-403. Contribution by users.~~

~~The areas described in Exhibit A of Ordinance Number 89-28.23, as respectively being served by the I-96 Sewer Extension, the West Oaks Sewer Extension No. 1 and the West Oaks Sewer Extension No. 2, are deemed benefited thereby and users therein should contribute to the capital costs of those sewer extensions as provided in this subdivision.~~

Sec. 34-404. Connection charges:

~~(a) I-96 Sewer Extension. A direct contribution to the capital cost of the I-96 Sewer Extension shall be made by the owners of properties benefited thereby in accordance with the following schedule. The properties benefited include all properties within the Ultimate Sewer District Limits as depicted on Exhibit A of Ordinance Number 89-28.23. The charges provided for in this subsection are direct contributions to the capital cost of the I-96 Sewer Extension. Those charges are not in lieu of, nor are they intended to eliminate any other charges provided in this division, and the amendments thereto, including but not limited to, any consumption charge, service charge, debt service charge, lateral availability fee, or availability connection charge or permit fee. Before any permit shall be issued to a user of the I-96 Sewer Extension, the applicant shall pay to the sewer department, in addition to other charges provided for in this division, and the amendments thereto, the following sums, in cash, for each unit or tap as based upon the then current schedule or formula of sewer unit use adopted by the City, as a direct contribution to the capital cost of the extension:-~~

- ~~(1) Commencing 1/1/89 to 12/31/89 \$ 443.22~~
- ~~(2) Commencing 1/1/90 to 12/31/90 465.38~~
- ~~(3) Commencing 1/1/91 to 12/31/91 488.65~~
- ~~(4) Commencing 1/1/92 to 12/31/92 513.08~~
- ~~(5) Commencing 1/1/93 to 12/31/93 538.73~~
- ~~(6) Commencing 1/1/94 to 12/31/94 565.67~~
- ~~(7) Commencing 1/1/95 to 12/31/95 593.95~~
- ~~(8) And thereafter, an additional 5% per annum.~~

~~(b) West Oaks Sewer Extension No. 1. (N.E. 1/4 of Section 15, Phase I and Phase II Sanitary Sewer Extensions). In addition to the connection charge for the I-96 Sewer Extension, a direct contribution to the capital cost of the West Oaks Sewer Extension No. 1 shall be made by the owners of properties also benefited by the West Oaks Sewer Extension No. 1 in accordance with the following schedule. The properties benefited include all properties within the Ultimate Sewer District Limits as depicted on Exhibit A of Ordinance Number 89-28.23 which are served from manhole no. 16 and beyond. The charges provided for in this subsection are direct contributions to the capital cost of the West Oaks Sewer Extension No. 1. These charges are not in lieu of, nor are they intended to eliminate any other charges provided in this division, and the amendments thereto, including but not limited to, any consumption charge, service charge, debt service charge, lateral availability fee, or availability connection charge or permit fee. Before any permit shall be issued to a user of the West Oaks Sewer Extension No. 1, the applicant shall pay to the sewer department, in addition to the other charges provided or in this division, and the amendments thereto, the following sums, in cash, for each unit or tap as based upon the then current schedule or formula of sewer unit use adopted by the city, as a direct contribution to the capital cost of the extension:-~~

- ~~(1) For connection from manhole no. 16 to manhole no. 17, as well as any areas connecting to extensions therefrom, excluding manhole no. 18 to manhole no. 28 (for these manholes see section 34-404(b)(2)).~~

- a. ~~Commencing 1/1/89 to 12/31/89 \$14.78~~
- b. ~~Commencing 1/1/90 to 12/31/90 15.52~~
- c. ~~Commencing 1/1/91 to 12/31/91 16.30~~
- d. ~~Commencing 1/1/92 to 12/31/92 17.11~~
- e. ~~Commencing 1/1/93 to 12/31/93 17.97~~
- f. ~~Commencing 1/1/94 to 12/31/94 18.87~~
- g. ~~Commencing 1/1/95 to 12/31/95 19.81~~
- h. ~~And thereafter, an additional 5% per annum.~~

~~(2) For connections for manhole no. 17 to manhole no. 23, as well as any areas connecting to extensions therefrom:~~

- a. ~~Commencing 1/1/89 to 12/31/89 \$473.16~~
- b. ~~Commencing 1/1/90 to 12/31/90 496.82~~
- c. ~~Commencing 1/1/91 to 12/31/91 521.66~~
- d. ~~Commencing 1/1/92 to 12/31/92 547.74~~
- e. ~~Commencing 1/1/93 to 12/31/93 575.13~~
- f. ~~Commencing 1/1/94 to 12/31/94 603.89~~
- g. ~~Commencing 1/1/95 to 12/31/95 634.09~~
- h. ~~And thereafter, an additional 5% per annum.~~

~~(3) For connections from manhole no. 21 to manhole no. 27 see Code of Ordinances, Section 34-386 through section 34-390 (Ordinance No. 86-28.16).~~

~~(4) For connections from manhole no. 27 to manhole no. 28, as well as any areas connecting to extensions therefrom:~~

- a. ~~Commencing 1/1/89 to 12/31/89 \$ 845.07~~
- b. ~~Commencing 1/1/90 to 12/31/90 887.32~~
- c. ~~Commencing 1/1/91 to 12/31/91 931.69~~
- d. ~~Commencing 1/1/92 to 12/31/92 978.28~~
- e. ~~Commencing 1/1/93 to 12/31/93 1,027.19~~
- f. ~~Commencing 1/1/94 to 12/31/94 1,078.55~~
- g. ~~Commencing 1/1/95 to 12/31/95 1,132.48~~
- h. ~~And thereafter, an additional 5% per annum.~~

~~(e) *West Oaks Sewer Extension No. 2.* In addition to the connection charge for the I-96 Sewer Extension and the connection charge for the West Oaks Sewer Extension No. 1, a direct contribution to the capital cost of the West Oaks Sewer Extension No. 2 shall be made by the owners of properties also benefited by the West Oaks Sewer Extension No. 2 in accordance with the following schedule. The properties benefited include all properties within the Ultimate Sewer District Limits as depicted on Exhibit A of Ordinance Number 89-28.23 which are served from manhole no. 17 to manhole no. 29 and manhole no. 29 to manhole no. 37, as well as any areas served by extensions therefrom. The charges provided for in this subsection are direct contributions to the capital cost of the West Oaks Sewer Extension No. 2. These charges are not in lieu of, nor are they intended to eliminate any other charges provided in this division, and the~~

~~amendments thereof, including but not limited to, any consumption charge, service charge, debt service charge, lateral availability fee, or availability connection charge or permit fee. Before any permit shall be issued to a user of the West Oaks Sewer Extension No. 2, the applicant shall pay to the sewer department, in addition to the other charges provided for in this division, and the amendments thereto, the following sums, in cash, for each unit or tap as based upon the then current schedule or formula of sewer unit use adopted by the city, as a direct contribution to the capital cost of the extension:-~~

- ~~(1) Commencing 1/1/89 to 12/31/89 \$114.22~~
- ~~(2) Commencing 1/1/90 to 12/31/90 119.93~~
- ~~(3) Commencing 1/1/91 to 12/31/91 125.93~~
- ~~(4) Commencing 1/1/92 to 12/31/92 132.22~~
- ~~(5) Commencing 1/1/93 to 12/31/93 138.83~~
- ~~(6) Commencing 1/1/94 to 12/31/94 145.78~~
- ~~(7) Commencing 1/1/95 to 12/31/95 153.06~~
- ~~(8) And thereafter, an additional 5% per annum.~~

~~(d) In addition to the tap fees set forth in subsections (a), (b) and (c), all users shall pay an administrative fee equal to ten (10) percent of the tap fees.~~

Subdivision XV VIII. Special Assessment District No. 94 Sewer Extension

34-419 (b) A direct contribution to the capital cost of the oversizing of the SAD 94 Sewer Extension shall be made by the owners of the properties benefited by the oversizing of that improvement which have not been included in Special Assessment District No. 94, and which are not included in subsection (a) above, in accordance with the following schedule. These charges are not in lieu of, nor are they intended to eliminate any other charges provided in this division, and the amendments thereto, including but not limited to, any consumption charge, service charge, debt service charge, lateral availability fee, or availability connection charge or permit fee. Before any permit shall be issued to the following indirect users of the SAD 94 Sewer Extension, the applicant shall pay to the sewer department, in addition to other charges provided for in this division, and the amendments thereto, the following sums, in cash, for each unit or tap as based upon the then current schedule or formula of sewer unit use adopted by the City of Novi, as a direct contribution to the cost of the oversizing of such improvement:

;hc;

User to Pay Connection Charges

Parcel Tax Identification Number

22-10-100-005

22-10-251-002

22-10-251-004

22-10-280-004

22-10-280-005

22-10-280-007

22-10-280-008

22-10-300-003

22-10-300-010

22-10-300-011

22-10-300-012

22-10-300-013

22-10-300-014

22-10-400-001

22-10-400-002

22-10-400-003

22-10-400-004

22-10-400-005

22-10-400-006

22-10-400-007

22-10-400-008

22-10-400-009

22-10-400-010

22-10-400-011

22-10-400-012

22-10-400-013

22-10-400-014

22-10-400-015

22-10-400-030

22-10-400-031

22-10-400-032

22-10-400-034

- (1) Commencing 1/1/87 to 12/31/87;lf;\$40.00
- (2) Commencing 1/1/88 to 12/31/88;lf;43.20
- (3) Commencing 1/1/89 to 12/31/89;lf;46.40
- (4) Commencing 1/1/90 to 12/31/90;lf;49.60
- (5) Commencing 1/1/91 to 12/31/91;lf;52.80
- (6) Commencing 1/1/92 to 12/31/92;lf;56.00
- (7) Commencing 1/1/93 to 12/31/93;lf;59.20
- (8) Commencing 1/1/94 to 12/31/94;lf;62.40
- (9) Commencing 1/1/95 to 12/31/95;lf;65.60
- (10) Commencing 1/1/96 to 12/31/96;lf;68.80
- (11) Commencing 1/1/97 to 12/31/97;lf;72.00
- (12) And thereafter, additional \$3.20 per annum.

In addition to the tap fee set forth in this section, there shall be added an administration fee of ten (10) percent of said tap fees.

(Ord No. 87-28.18, Pt. I, 11-2-87; Ord. No. 93-28.30, Pt. I, 7-12-93; Ord. No. 03-28.48, Pt. I, 6-16-03)

* * *

~~Subdivision XVI IX.~~ Special Assessment District No. 83 Sewer Extension

* * *

~~Subdivision XVII.~~ Special Assessment District No. 97 Sewer Extension

~~Sec. 34-432. Location; name.~~

~~The sewer facility in the nature of a sewer arm extension of the Huron Rouge Sanitary Sewer System to serve land described in Exhibit A [located at the end of this subdivision], constructed in Section 21 in the City of Novi, pursuant to the City of Novi Special Assessment District No. 97, shall be known and described for the purposes of this Ordinance Number 90-28.25 as the SAD 97 Sewer Extension. The cost of construction of the sewer extension was financed by Special Assessment District No. 97.~~

~~Sec. 34-433. Intent.~~

~~The charges provided in this subdivision are intended to constitute a contribution to the capital cost of construction of the SAD 97 Sewer Extension. The provisions herein are not intended to repeal other sections of this division, nor to eliminate other charges provided for in these sections.~~

~~Sec. 34-434. Contributions by users.~~

~~The area described as the Sanitary Sewer Service Area in Exhibit A [located at the end of this subdivision], is benefited by the SAD 97 Sewer Extension, and the users therein should contribute to the capital cost of the SAD Sewer Extension. Those areas of land designated on Exhibit A as "Not Subject to Tap Fee" have contributed to the capital cost by their inclusion in Special Assessment District No. 97, and were identified in Special Assessment District No. 97 by the following Tax Identification Numbers:~~

~~*Parcel Tax Identification Number—*~~

~~50-22-21-300-001~~

~~50-22-21-300-007~~

~~The following parcels have not contributed to the capital cost of the SAD 97 Sewer Extension:~~

~~*Parcel Tax Identification Number—*~~

~~50-22-21-300-006~~

~~50-22-21-300-008~~

~~50-22-21-300-010~~

~~50-22-21-455-013~~

~~50-22-21-455-014~~

~~Sec. 34-435. Connection charges.~~

~~A direct contribution to the capital cost of the SAD 97 Sanitary Sewer Extension shall be made by the owners of properties benefited thereby which have not been included in Special Assessment District No. 97, in accordance with the following schedule. The charges provided in this subsection are direct contributions to the capital cost of the SAD 97 Sewer Extension. These charges are not in lieu of, nor are they intended to eliminate any other charges provided in this division, and the amendments, thereto, including but not limited to, any consumption charge, service charge, debt service charge, lateral availability fee, or availability connection charge or permit fee. Before any permit shall be issued to the following users of the SAD 97 Sewer Extension, the applicant shall pay to the sewer department, in addition to other charges provided for in this division, and the amendments thereto, the following sums, in cash, for each unit or tap as based on the then current schedule or formula of sewer unit use adopted by the city, as a direct contribution to the cost of such improvement:~~

~~Users to Pay Connection Charges~~

~~Parcel Tax Identification Number~~

~~50-22-21-300-006~~

~~50-22-21-300-008
50-22-21-300-010
50-22-21-455-013
50-22-21-455-014~~

- ~~(1) Commencing 1/1/90 to 12/31/90 \$ 756.00~~
- ~~(2) Commencing 1/1/91 to 12/31/91 812.00~~
- ~~(3) Commencing 1/1/92 to 12/31/92 868.00~~
- ~~(4) Commencing 1/1/93 to 12/31/93 924.00~~
- ~~(5) Commencing 1/1/94 to 12/31/94 980.00~~
- ~~(6) Commencing 1/1/95 to 12/31/95 1,036.00~~
- ~~(7) Commencing 1/1/96 to 12/31/96 1,092.00~~
- ~~(8) Commencing 1/1/97 to 12/31/97 1,148.00~~
- ~~(9) Commencing 1/1/98 to 12/31/98 1,204.00~~
- ~~(10) Commencing 1/1/99 to 12/31/99 1,260.00~~
- ~~(11) And thereafter, additional \$56.00 per annum.~~

~~In addition to the tap fee set forth in this section, there shall be added an administration fee of ten (10) percent of said tap fees.~~

~~Sec. 34-436. Payments to Special Assessment District No. 97; rebate to owners of record of assessed parcels.~~

~~The charges provided in this subdivision are intended to constitute a contribution to the capital cost of construction of the SAD 97 Sewer Extension. The charges shall be applied proportionally to reduce the outstanding balance of the special assessments to those parcels assessed for Special Assessment District No. 97, and thereby reduce proportionally the assessments within said special assessment district. In the event the balance of Special Assessment District No. 97 is completely paid any further charges shall be deposited into the Sewage Disposal System Receiving Fund.~~

~~Subdivision XVIII. Novi Heights Sanitary Sewer Extension~~

~~Sec. 34-438. Location; name.~~

~~The sewer facility in the nature of a sanitary sewer line extension to serve Lots 1 through 7 of the Munro Subdivision, Novi, Michigan, Lots 1 through 9 of the Salow's Walnut Hill Subdivision No. 1, Novi, Michigan, and Lots 52 through 69 of the Salow's Walnut Hill Subdivision No. 2, Novi, Michigan, and financed by contributions from Tri Mount Homes Limited Partnership, a Michigan limited partnership, Pulte Homes of Michigan Corporation, a Michigan corporation, and the City of Novi shall be known as the Novi Heights Sanitary Sewer Extension.~~

~~Sec. 34-439. Intent.~~

~~The charges provided in this subdivision are intended to constitute a contribution to the capital cost of construction of the Novi Heights Sanitary Sewer Extension. The provisions herein are not intended to repeal other sections of this division, nor to eliminate other charges provided for in those sections.~~

~~Sec. 34-440. Contribution by users.~~

~~The following described parcels are benefited by the Novi Heights Sanitary Sewer Extension and users thereof should contribute to the capital cost of said extension as provided in this subdivision:~~

- ~~(a) Lots 1 through 7 of the Munro Subdivision, Novi, Michigan;~~
- ~~(b) Lots 1 through 9 of the Salow's Walnut Hill Subdivision No. 1, Novi, Michigan; and~~
- ~~(c) Lots 52 through 69 of the Salow's Walnut Hill Subdivision No. 2, Novi, Michigan.~~

~~Sec. 34-441. Cost of construction.~~

~~The verified total expense of the Novi Heights Sanitary Sewer Extension is forty-two thousand twenty-five dollars and fifty-four cents (\$42,025.54), and the capacity of the sewer facility is determined as ninety (90) units or taps, whereby the cost of each tap unit is four hundred sixty-six dollars and ninety-five cents (\$466.95).~~

~~Sec. 34-442. Connection charge.~~

~~(a) Before any permit shall be issued to a user of the Novi Heights Sanitary Sewer Extension, the sum of four hundred sixty-six dollars and ninety-five cents (\$466.95) cash for each unit or tap as based upon the current schedule or formula of sewer unit use adopted by the city, if any, or upon the current schedule of formula of computation in use by the county, shall be paid as a direct contribution to the capital cost of such improvement. The applicant shall also pay a ten (10) percent city collection and administration fee thereon.~~

~~(b) These charges are not in lieu of, nor are they intended to eliminate any other charges provided in this division and the amendments thereto, including, but not limited to, any consumption charge, service charge, debt service charge, lateral availability fee, or availability connection charge or permit fee.~~

~~Sec. 34-443. Reimbursement to Tri-Mount Corporation and Pulte Homes.~~

~~Reimbursement to Tri-Mount Homes Limited Partnership and to Pulte Holmes of Michigan Corporation shall be made annually, within thirty (30) days after the end of the fiscal year, relative to sewer tap permits issued during the fiscal year. For each sewer tap issued for which the connection charge established pursuant to this ordinance is assessed, the city shall reimburse one hundred fifty-five dollars and sixty-five cents (\$155.65) to Tri-Mount Homes Limited Partnership, or its assignee, and one hundred fifty-five dollars and sixty-five cents (\$155.65) to Pulte Homes of Michigan Corporation, or its assignee.~~

~~Subdivision XIX. SAD 77 and 92 Sanitary Sewer Extension~~

~~Sec. 34-446. SAD 77 and 92 Sanitary Sewer Extension.~~

~~(a) The sewer facility in the nature of a sewer arm extension of the Huron-Rouge Sanitary Sewer System to serve the land described in Exhibit A to Ordinance No. 87-28.17, constructed along Novi Road South of Ten Mile Road, pursuant to the City of Novi Special Assessment District Nos. 77 and 92, shall be known and described for the purposes of this Ordinance as the SAD 77 and 92 Sewer Extension. The cost of construction of the sewer extension was financed by Special Assessment District Nos. 77 and 92.~~

~~(b) The anticipated total expense of the SAD 77 and 92 Sewer Extension is one hundred twenty four thousand seven hundred eighteen dollars (\$124,718.00), and the capacity of said sewer facility is determined as one hundred six (106) taps, whereby the cost of each tap in 1987 dollars is one thousand one hundred seventy six dollars (\$1,176.00), plus an annual interest fee of ninety four dollars (\$94.00).~~

~~(c) The area described in Exhibit to Ordinance No. A is benefitted thereby and that users therein should contribute to the capital cost of the SAD 77 and 92 Sewer Extension. That the following parcels have contributed to capital cost by their inclusion in Special Assessment District Nos. 77 and 92:~~

~~TABLE INSET:~~

SAD	Parcel I.D. Number
77	50-22-27-200-006 50-22-27-200-032
92	50-22-27-200-032 50-22-27-200-033

~~(d) The direct contribution to the capital cost of the improvement shall be made in accordance with the following schedule, except that said charges shall not be assessed against users of those parcels already included in Special Assessment District Nos. 77 and 92. The charges provided for in this Section are direct contributions to the capital cost of the SAD 77 and 92 Sewer Extension. These charges are not in lieu of, nor are they intended to eliminate any other charges provided in Ordinance No. 71-28, and the amendments thereto, including, but not limited to, any consumption charge, service charge, debt service charge, lateral availability fee, or availability connection charge or permit fee. Before any permit shall be issued to a user of the SAD 77 and 92 Sewer Extension, the applicant shall pay to the City of Novi Sewer Department, in addition to other charges provided in Ordinance No. 71-28, and the amendments thereto the following sums, in cash, for each unit or tap as based upon the then current schedule or formula of sewer unit use adopted by the City of Novi, as a direct contribution to the cost of such improvement:~~

~~Commencing January 1, 1987 to December 31, 1987 . . . \$ 1,176.00~~

Commencing January 1, 1988 to December 31, 1988 . . . 1,270.00
 Commencing January 1, 1989 to December 31, 1989 . . . 1,364.00
 Commencing January 1, 1990 to December 31, 1990 . . . 1,458.00
 Commencing January 1, 1991 to December 31, 1991 . . . 1,552.00
 Commencing January 1, 1992 to December 31, 1992 . . . 1,646.00
 Commencing January 1, 1993 to December 31, 1993 . . . 1,740.00
 Commencing January 1, 1994 to December 31, 1994 . . . 1,834.00
 Commencing January 1, 1995 to December 31, 1995 . . . 1,928.00
 Commencing January 1, 1996 to December 31, 1996 . . . 2,022.00
 Commencing January 1, 1997 to December 31, 1997 . . . 2,116.00
 Commencing January 1, 1998 to December 31, 1998 . . . 2,210.00

(e) ~~In addition to the tap fee set forth in subpart (d), there shall be added an administration fee of ten (10) percent of said tap fee.~~

~~(f) The charges provided in this Section are intended to constitute a contribution to the capital cost of construction of the SAD 77 and 92 Sewer Extension. The charges shall be applied proportionally to reduce the outstanding balances of Special Assessment District Nos. 77 and 92, and thereby reduce proportionally the assessments to those parcels within those special assessment districts. However, no more than thirty one (31) tap fee charges shall be applied to reduce the special assessment district balances. After thirty one (31) taps are sold, further tap fee charges shall be deposited into the Sewage Disposal System Receiving Fund. In the event the balances of Special Assessment District Nos. 77 and 92 are completely paid, charges assessed prior to April 6, 1997, and prior to the sale of thirty one (31) taps, shall be rebated to the owners of record of the specially assessed parcels in proportion to their contribution to the special assessment districts. Said charges shall be deposited into the Sewage Disposal System Receiving Fund: (1) at such time as thirty one (31) taps have been sold, or (2) after April 6, 1997, whichever occurs first.~~

Subdivision ~~XX~~X. SAD 141C Sanitary Sewer Extension

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Subdivision ~~XXI~~XI. Maples of Novi Sanitary Sewer Extension

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Subdivision ~~XXII~~XII. Beckenham Sewer Extension

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~~Subdivision XXIII. Arena Drive Sanitary Sewer Extension~~

~~Sec. 34-466. Reserved.~~

~~Sec. 34-467. Location; name.~~

~~The sewer facility in the nature of a sanitary sewer line to serve land described in the attached Exhibit A, constructed along Arena Drive, shall be known as the Arena Drive Sanitary Sewer Extension.~~

~~Sec. 34-468. Cost of construction; debit service charge.~~

~~(a) The area described in the attached Exhibit A [Ord. No. 2000-28.41] is benefitted directly thereby and should contribute to the cost of construction of the Arena Drive Sanitary Sewer Extension. Before any permit shall be issued to a user of the Arena Drive Sanitary Sewer Extension in the area described in the attached Exhibit A, the applicant shall pay the city a debt service charge, in addition to all other fees and charges now established or hereinafter established by ordinance or resolution, in an amount equal to two thousand two hundred thirty dollars and eighty seven cents (\$2,230.87) per acre of the property served.~~

~~(b) Commencing on January 1, 1999, the debt service charge established shall be increased by the following factors:~~

(1)	Commencing 1/1/99 to 12/31/99	1.08
(2)	Commencing 1/1/00 to 12/31/00	1.17
(3)	Commencing 1/1/01 to 12/31/01	1.26
(4)	Commencing 1/1/02 to 12/31/02	1.36
(5)	Commencing 1/1/03 to 12/31/03	1.47
(6)	Commencing 1/1/04 to 12/31/04	1.59
(7)	Commencing 1/1/05 to 12/31/05	1.71
(8)	Commencing 1/1/06 to 12/31/06	1.85
(9)	Commencing 1/1/07 to 12/31/07	2.00
(10)	Commencing 1/1/08 to 12/31/08	2.16
(11)	And, thereafter, an additional 8% per annum.	

~~Subdivision XXIV XIII. Summit Drive Sanitary Sewer Extension~~

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Subdivision ~~XXV~~ XIV. North Hudson District Sanitary Sewer Extension

Sec. 34-476. [Unchanged.]

Sec. 34-477. [Unchanged.]

Sec. 34-478. ~~Cost of construction; tap charges.~~ Right-of-Way Credits.

(a) ~~The area described in the attached Exhibit A is benefitted directly thereby and should contribute to the cost of construction of the North Hudson District Sanitary Sewer Extension. Before any permit shall be issued to a user of the North Hudson District Sanitary Sewer Extension in the area described in the attached Exhibit A as "Within Service District: Connection Charge Established by Ordinance," the applicant shall pay the city a debt service charge, in addition to all other fees and charges now established or hereinafter established by ordinance or resolution, in an amount equal to seven hundred one dollars and sixty seven cents (\$701.67) for each unit or tap as based upon the then current schedule or formula of sewer unit use adopted by the City of Novi. The owners of those properties depicted on the attached Exhibit A as "Within Service District: Connection Charge Established by R.O.W. Contract" have previously contributed to the cost of the North Hudson District Sanitary Sewer Extension when right of way was acquired for such infrastructure, and shall not be responsible for the debt service charge established by this section. The properties depicted in the attached Exhibit A as "Within Service District: Connection Charge Established by Ordinance," have not been the subject of such contribution, and shall be responsible for the debt service charge established herein. The parcels listed below have contributed to the cost of the North Hudson Sanitary Sewer when the right-of-way was acquired for the construction of such infrastructure. See the individual ROW agreements for application of remaining ROW credits or debits to be applied towards the sewer connection charge.~~

13-200-034 (formerly 13-200-013 and 014)

13-100-024 (formerly 13-100-001)

13-100-026 (formerly 13-100-002)

12-351-026 (formerly 13-351-003)

12-351-030 (formerly 13-351-010)

14-200-031

(b) [Unchanged.]

Subdivision ~~XXVI~~. Meadowbrook Road Sanitary Sewer Extension

~~Sec. 34-480. Location; name.~~

~~The sewer facility in the nature of a sanitary sewer line to serve land described in the attached Exhibit A [Ordinance No. 98-28.37], constructed along Meadowbrook Road, shall be known as the Meadowbrook Road Sanitary Sewer Extension.~~

~~Sec. 34-481. Cost of construction; tap charges.~~

~~(a) The area described in the attached Exhibit A [Ordinance No. 98-37.37] is benefitted directly thereby and should contribute to the cost of construction of the Meadowbrook Road Sanitary Sewer Extension. Before any permit shall be issued to a user of the Meadowbrook Road Sanitary Sewer Extension in the area described in the attached Exhibit A [Ordinance No. 98-~~

37.37], the applicant shall pay the city a debt service charge, in addition to all other fees and charges not established or hereinafter established by ordinance or resolution, in an amount equal to eight hundred forty five dollars and twenty nine cents (\$845.29) for each unit or tap as based upon the then current schedule or formula of sewer unit use adopted by the city.

(b) ~~Commencing on January 1, 1999, the debt service charge established shall be increased by the following factors:~~

(1)	Commencing 1/1/99 to 12/31/99	1.08
(2)	Commencing 1/1/00 to 12/31/00	1.17
(3)	Commencing 1/1/01 to 12/31/01	1.26
(4)	Commencing 1/1/02 to 12/31/02	1.36
(5)	Commencing 1/1/03 to 12/31/03	1.47
(6)	Commencing 1/1/04 to 12/31/04	1.59
(7)	Commencing 1/1/05 to 12/31/05	1.71
(8)	Commencing 1/1/06 to 12/31/06	1.85
(9)	Commencing 1/1/07 to 12/31/07	2.00
(10)	Commencing 1/1/08 to 12/31/08	2.16
(11)	And, thereafter, an additional eight (8) percent per annum.	

Subdivision ~~XXVII~~ XV. Island Lake of Novi Western Arm Sanitary Sewer Extension

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Subdivision ~~XXVIII~~ XVI. Island Lake of Novi Southern Arm Sanitary Sewer Extension

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Subdivision ~~XXIX~~ XVII. Island Lake of Novi Northern Arm Sanitary Sewer Extension

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Subdivision ~~XXX~~ XVIII. Island Lake of Novi Middle Arm Sanitary Sewer Extension

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Subdivision ~~XXXI~~. Husky District Sanitary Sewer Extension

Sec. 34-499.7. Defined.

The term "Husky District Sanitary Sewer Extension" shall mean the sewer extension constructed by the city located in Section 15 of the City of Novi, extending one thousand six

~~hundred and fifty (1,650) feet south from Twelve Mile Rd. crossing the CSX Railway between Taft Rd. and Novi Rd., to serve certain areas of land described and depicted in Exhibit A [located at the end of this subdivision].~~

~~Sec. 34-499.8. Intent.~~

~~The charges provided in this subdivision are intended to constitute a contribution to the capital cost of engineering, construction, testing and administration of constructing the Husky District Sanitary Sewer Extension system. The provisions herein are not intended to repeal other sections of the division or to eliminate other charges provided for.~~

~~Sec. 34-499.9. Cost of construction.~~

~~The verified total construction cost of the Husky District Sanitary Sewer Extension facility is three hundred and thirty seven thousand two hundred and eighty three dollars (\$337,283.00). The capacity of the facility is determined to be six hundred and two (602) taps, at the cost of five hundred sixty dollars and twenty seven cents (\$560.27) per tap unit.~~

~~Sec. 34-499.10. Connection charges.~~

~~(a) Before any permit shall be issued to a user of the Husky District Sanitary Sewer Extension the property owner shall pay the connection charge in the sum of five hundred sixty dollars and twenty seven cents (\$560.27) per each tap unit, as based upon the then current schedule or formula of sewer unit use adopted by the city.~~

~~(b) These charges are not in lieu of, nor are they intended to eliminate any other charges provided in this division and any amendments thereto.~~

~~(c) Commencing on January 1, 2002, the connection charge established shall be increased by two and one half (2.5) percent compounded annually.~~

* * *

~~Subdivision XXXII. Eleven Mile/Wixom and Beck Road Sanitary Sewer Extension District~~

~~Sec. 34-499.11. Defined.~~

~~The term "Eleven Mile/Wixom and Beck Road Sanitary Sewer Extension" shall mean the sanitary sewer extension constructed by the city, such extensions being located in Sec. 17 and 20 of the City of Novi:~~

- ~~(1) Extending west from Beck Road to Wixom Road, north of Eleven Mile Road; and~~

~~(2) Extending south along Beck Road from north of Eleven Mile Road, to serve certain areas of land in Sec. 16, 17, 18, 19, 20, 21, 29, and 30 of the City of Novi as described and depicted on the attached "Eleven Mile/Wixom Road and Beck Road Sanitary Sewer Extension Exhibit A," as amended.~~

~~Sec. 34-499.12. Intent.~~

~~The parcels depicted in the attached "Eleven Mile/Wixom Road and Beck Road Sanitary Sewer Extension Exhibit A," as amended, are benefited by the Eleven Mile/Wixom and Beck Road Sanitary Sewer Extension. The charges provided in the subdivision are intended to constitute the contribution to the capital cost of engineering, construction, testing, and administration of constructing the Eleven Mile/Wixom and Beck Road Sanitary Sewer Extension System. The provisions herein are not intended to repeal other sections of the division or to eliminate other charges provided for.~~

~~Sec. 34-499.13. Cost of construction.~~

~~(a) The verified total construction cost of the Eleven Mile/Wixom and Beck Road Sanitary Sewer Extension is one million four hundred ninety three thousand nine hundred and fourteen dollars and eighty five cents (\$1,493,914.85).~~

~~(b) The total number of tap units expected to connect to the Eleven Mile/Wixom and Beck Road Sanitary Sewer Extension within its service district is three thousand three hundred twenty six (3,326).~~

~~(c) The cost of each connection to the Eleven Mile/Wixom and Beck Road Sanitary Sewer Extension is four hundred forty nine dollars and sixteen cents (\$449.16) per tap unit as based upon the then current schedule or formula of sewer unit use adopted by the city.~~

~~Sec. 34-499.14. Connection charge.~~

~~(a) Before any permit shall be issued to a user of the Eleven Mile/Wixom and Beck Road Sanitary Sewer Extension the connection charge in the sum of four hundred forty nine dollars and sixteen cents (\$449.16) per each tap unit, connecting to the system, shall be paid, to the city, in cash.~~

~~(b) These charges are not in lieu of, nor are they intended to eliminate any other charges provided in this division and any amendments thereto.~~

~~(c) Commencing on January 1, 2002, the connection charge established shall be increased by two and one half (2.5) percent compounded annually.~~

Subdivision ~~XXXIII~~ XIX. Special Assessment District No. 170 Sewer Extension

* * *

Subdivision ~~XXXIV-XX~~. Park Place Estates/Nine Mile Road Sanitary Sewer Pump Station and Force Main

* * *

Subdivision ~~XXXV~~. Nine Mile Road Sanitary Sewer Extension Original and Extended District

~~Sec. 34-499.25. Defined.~~

~~The term "Nine Mile Road Sanitary Sewer Extension Original and Extended Districts" shall mean the oversized sanitary sewer extension and pump station constructed by the City of Novi located in Sections 28, 29, 32, and 33 of the City of Novi, extending along Nine Mile Road to serve certain areas of land described and depicted in the attached Exhibit A, entitled "Nine Mile Road Sanitary Sewer Extension Original and Extended Districts, Exhibit A."~~

~~The term "original district" shall mean the service district depicted on Exhibit A receiving direct service from the Nine Mile Road Sanitary Sewer Extension, exclusive of the oversizing and pump station improvements.~~

~~The term "extended district" shall mean the service district depicted on Exhibit A receiving indirect service from the Nine Mile Road Sanitary Sewer Extension by means of oversizing and the pump station only.~~

~~Sec. 34-499.26. Intent.~~

~~The charges provided in this subdivision are intended to constitute a contribution to the capital cost of engineering, construction, testing, and administration of constructing the Nine Mile Road Sanitary Sewer Extension, including, but not limited to, oversizing costs and the pump station. The provisions herein are not intended to repeal other sections of this division or to eliminate other charges provided for.~~

~~Sec. 34-499.27. Cost of construction.~~

~~The verified total construction cost of the Nine Mile Road Sanitary Sewer Extension is one million five hundred and ninety seven thousand dollars (\$1,597,000.00) dollars. Of that amount, one hundred and eleven thousand six hundred and fifty one dollars (\$111,651.00) is attributable to oversizing costs and the pump station to serve the extended district. The remaining one million four hundred and eighty five thousand three hundred and forty nine dollars (\$1,485,349.00) is attributable to the extension serving the original district.~~

~~Sec. 34-499.28. Contract participant costs.~~

~~Of the one million four hundred eighty five thousand and three hundred forty nine dollars (\$1,485,349.00) verified total water main extension cost, six hundred and ten thousand five~~

~~hundred and twelve dollars (\$610,512.00) is being paid pursuant to the terms of the agreement entered into on July 20, 1992, and amended on November 24, 1992.~~

~~Sec. 34-499.29. Debt service charge.~~

~~(a) The area described in the attached and incorporated Exhibit A as the Nine Mile Road Sanitary Sewer Extension Original and Extended Districts are directly benefited by the extension and should contribute to the cost of construction of the extension. The remaining costs of the Nine Mile Road Sanitary Sewer Extension totaling eight hundred seventy four thousand eight hundred and thirty seven dollars (\$874,837.00) shall be paid by the properties in the service district which have not contributed to the cost of constructing the Nine Mile Road Sanitary Sewer Extension as set forth in section 34-499.28, above. It is estimated that the remaining properties which have not yet contributed to the cost of constructing the extension total eight hundred and fifteen (815) taps. Before any permit shall be issued to a user of the Nine Mile Road Sanitary Sewer Extension, located in the original district, in addition to all other fees and charges now established or hereinafter established by ordinance or resolution, the applicant shall pay to the city a debt service charge in an amount of one thousand and seventy five dollars (\$1,075.00) (\$874,837/815 taps) Before any permit shall be issued to a user of the Nine Mile Road Sanitary Sewer Extension, located in the extended district, in addition to all other fees and charges now established or hereinafter established by ordinance or resolution, the applicant shall pay to the city a debt service charge in an amount of one hundred and twenty dollars (\$120.00) (\$111,651.00/930 taps).~~

~~(b) Commencing on January 1, 2007, the debt service charge established shall increase by a factor of three (3.0) percent compounded annually.~~

~~Subdivision XXXVI. Nine Mile/Center Street Sanitary Sewer Extension District~~

~~Sec. 34-499.30. Defined.~~

~~The term "Nine Mile/Center Street Sanitary Sewer Extension" shall mean the sanitary sewer extension constructed by the City of Novi to serve certain areas of land described and depicted in the attached Exhibit A, entitled "Nine Mile/Center Street Sanitary Sewer Extension, Exhibit A."~~

~~Sec. 34-499.31. Intent.~~

~~The charges provided in this subdivision are intended to constitute a contribution to the capital cost of engineering, construction, testing, and administration of constructing the Nine Mile/Center Street Sanitary Sewer Extension. The provisions herein are not intended to repeal other sections of this division, nor to eliminate other charges provided for in these sections.~~

~~Sec. 34-499.32. Debt service charge.~~

~~(a) The area described in the attached and incorporated Exhibit A as the Nine Mile/Center Street Sanitary Sewer Extension are directly benefited by the improvements and~~

~~should contribute to the cost of construction of the extension. The debt service charge was established by Resolution 28.02 on June 17, 1974. The debt service charge on January 1, 2005 is five hundred eighteen dollars and thirty three cents (\$518.33).~~

~~(b) Commencing on January 4, 2006, the debt service charge established shall increase by a factor of three (3.0) percent compounded annually.~~

~~Subdivision XXXVII. Center Street Sanitary Sewer Extension District~~

~~Sec. 34-499.33. Defined.~~

~~The term "Center Street Sanitary Sewer Extension" shall mean the sanitary sewer extension constructed by the City of Novi to serve certain areas of land described and depicted in the attached Exhibit A, entitled "Center Street Sanitary Sewer Extension, Exhibit A."~~

~~Sec. 34-499.34. Intent.~~

~~The charges provided in this subdivision are intended to constitute a contribution to the capital cost of engineering, construction, testing and administration of constructing the Center Street Sanitary Sewer Extension. The provisions herein are not intended to repeal other sections of this division, or to eliminate other charges provided for in these sections.~~

~~Sec. 34-499.35. Cost of construction.~~

~~The verified total construction cost of the Center Street Sanitary Sewer Extension is one hundred fifteen thousand and five hundred dollars (\$115,500.00).~~

~~Sec. 34-499.36. Debt service charge.~~

~~(a) The area described in the attached and incorporated Exhibit A as the Center Street Sanitary Sewer Extension are directly benefited by the extension and should contribute to the cost of construction of the extension. There are an estimated two thousand three hundred and ten (2,310) taps in the district. Before any permit shall be issued to a user of the Center Street Sanitary Sewer Extension, located in the district, in addition to all other fees and charges now established or hereinafter established by ordinance or resolution, the applicant shall pay to the city a debt service charge in an amount of fifty dollars (\$50.00), $(\$115,500.00/2,310 \text{ taps})$.~~

~~(b) Commencing on January 1, 2007, the debt service charge established shall increase by a factor of three (3.0) percent compounded annually.~~

905369_1

City of Novi

Water & Sewer Connection Fees

Supplemental Information

Draft Connection Fee Resolutions (to accompany 2nd Reading)

**CITY OF NOVI
OAKLAND COUNTY
STATE OF MICHIGAN**

RESOLUTION SETTING WATER CONNECTION FEES

WHEREAS, the City of Novi, through the Code of Ordinances, Chapter 34, has empowered itself to acquire, construct, and operate a water supply system; and

WHEREAS, pursuant to Section 34-21.1, the City of Novi may establish a connection fee for those properties that take advantage of available City-constructed water lines; and

WHEREAS, the connection fee charged to users of the Water Supply System must reflect the actual costs of providing the services and materials; and

WHEREAS, the City undertakes a periodic review of the costs of providing services and materials to users of the Water Supply System; and

WHEREAS, based on the most recent review performed by the Finance Department with the assistance of the City's consulting engineers, it is appropriate at this time to update the connection fee for the Water Supply System.

NOW, THEREFORE, BE IT RESOLVED, that the following connection fee shall be implemented for all properties connecting to the Water Supply System pursuant to Section 34-21.1(a) as of _____, 2007:

For the privilege of tapping into the Water Supply System, there shall be a charge of One Thousand Eight Hundred and Fifty (\$1,850.00) Dollars per Residential Equivalency Unit (REU). For all previously negotiated and currently existing payback agreements, right-of-way agreements granting credits, and Special Assessment Districts for the construction of water lines in the City, the per unit tap fee shall remain as set forth in those agreements and SADs.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Water Rates, Equipment Fees, Metering Equipment Fees, and Miscellaneous Charges adopted by the City Council in its Resolution dated June 5, 2006, shall otherwise remain in full force and effect, until adoption of a resolution of City Council specifically amending those charges.

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at its regular meeting held on the ___ day of _____ 2007.

By: Maryanne Cornelius
Its: City Clerk

CITY OF NOVI

OAKLAND COUNTY

STATE OF MICHIGAN

RESOLUTION SETTING SEWER CONNECTION FEES

WHEREAS, the City of Novi, through the Code of Ordinances, Chapter 34, has empowered itself to acquire, construct, and operate a Sanitary Sewer System; and

WHEREAS, pursuant to Section 34-145(a)(2)a., the City of Novi may establish a connection fee for connection, directly or indirectly, to the City's Sanitary Sewer System; and

WHEREAS, the connection fee charged to users of the Sanitary Sewer System must reflect the actual costs of providing the services and materials; and

WHEREAS, the City undertakes a periodic review of the costs of providing services and materials to users of the Sanitary Sewer System; and

WHEREAS, based on the most recent review performed by the Finance Department with the assistance of the City's consulting engineers, it is appropriate at this time to update the connection fee for the Sanitary Sewer System.

NOW, THEREFORE, BE IT RESOLVED, that the following connection fee shall be implemented for all properties connecting to the Sanitary Sewer System pursuant to Section 34-145(a)(2)a. as of _____, 2007:

For the privilege of tapping into the Sanitary Sewer System, there shall be a charge of Two Thousand Seven Hundred Twenty (\$2,720) Dollars per Residential Equivalency Unit (REU). For all previously negotiated and currently existing payback agreements, right-of-way agreements granting credits, sewer exchange district agreements, and Special Assessment Districts for the construction of sanitary sewer lines in the City, the per unit tap fee shall remain as set forth in those agreements and SADs.

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at its regular meeting held on the ___ day of _____ 2007.

By: Maryanne Cornelius
Its: City Clerk

City of Novi

Water & Sewer Connection Fees

Supplemental Information

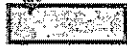
Current Water Rate Map (and references)

**Water Connection Fees
and
Payback Fees**

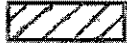
(for all pending resolutions or ordinances see Zora or Bruce)

*Code No longer
used... see
NOTE*

(ON MAINS BUILT PRIOR TO 1976... THEY DO NOT CARRY THIS FEE)



*\$1,095.00 per tap unit per Resolution adopted 1-9-06
HOWEVER, DO NOT CHARGE THIS FEE IF PARCEL IS PAYING ANOTHER WATER PAYBACK,
OR ANOTHER WATER AVAIL. FEE. OR IS PAYING A WATER SAD. (SEE SAD BINDER)*



South Lake Dr. Water Main Arm
\$30/per linear feet of frontage
Code of Ordinances, Section 34-105 thru 34-106



SAD 93 Water Main Extension
See Tab A for parcels included in SAD 93 vs. parcels not included in SAD 93
Code of Ordinances, Section 34-95 thru 34-100



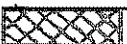
Beck Road Water Main Extension
\$30/per linear feet of frontage
Code of Ordinances, Section 34-101 thru 34-102



SAD 98 Water Extension
See Tab C for parcels included in SAD 98 vs. parcels not included in SAD 98
Code of Ordinances, Section 34-108 thru 34-112



12 Mile Road Water Main Extension
See Tab L for parcels excluded by special R.O.W. contract payments
Code of Ordinances, Section 34-117.7 thru 34-117.8



Simmons Orchard Water Main Arm
See Tab E for detail
Code of Ordinances, Section 34-91 thru 34-94



SAD 78 and SAD 100 Water Main Ext.
Waiting for draft of ordinance — *SEE TAB KK... NO FEE, SEE 11-22-04 Council Minutes
UNDER TAB KK.*
(for Location of each SAD see Blue Print Tube "M9")



Novi Road Water Main Ext.
See Tab G for detail
Code of Ordinances, Section 34-114 thru 34-115



Water Availability Fee
(f/k/a ABC Photo Payback Agreement)
\$198.11/per tap unit
Waiting for draft of ordinance



Orchard Hills Subdivision Water & Sewer Availability Fee
(f/k/a Grandville Payback Agreement)
See Tab M for fees
Waiting for draft of ordinance



Sections 28, 29, 32, and 33
See Tab I, and draft of pending ordinance
NINE MILE ROAD SAD WATER MAIN

Water Connection Fees

and

Payback Fees

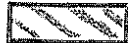
(for all pending resolutions or ordinances see Zora or Bruce)



Beck West Corporate Park Water Main Extension District

See Tab N for detail

~~See draft of pending ordinance~~ *Novi Code of Ord., See 34-499.11 - 34-499.14
VARIES w/each parcel.*



Meadowbrook Corporate Park Water Main Extension - Payback

See Tab O for detail

Novi Code: 34.118.1 - 34.118.6



Main Street Water Main Extension

See Tab P for detail

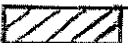
Code of Ordinances, Section 34-117-1 thru 34-121



Meadowbrook Road Water Main Extension

See Tab Q for detail

~~See draft of pending ordinance (will fall under front-footage ordinance)~~



Arena Drive Water Main Extension

See Tab R for detail

Code of Ordinances, Section 34-117.5 thru 34-117.6



Meadowbrook Corporate Park Water (Payback)

See draft of pending ordinance



Island Lake of Novi Water Main Booster Pump Station (Payback)

~~See draft of pending ordinance~~ *ADOPTED 8-12-02 (ORDIN. # 02-37.25)*

CODE OF ORDINANCES, SECTION 34-117.15 THRU 34-117.20

SEE TAB HH, EXHIBIT B-2



Island Lake Wixom Rd. Water Main Ext. (Payback)

~~See draft of pending ordinance~~ *ADOPTED 8-12-02 (ordin. # 02-37.26)*

CODE OF ORDINANCES, SECTION 34-117.8 THRU 34-117.14

SEE TAB HH, EXHIBIT B-1



City of Wixom water main
Intergovernmental Water Service Contract
See Tab EE for detailed map & contract

*NEED TO DO TWO QUOTES FOR THESE PARCELS:
1. WIXOM FEES
2. "Potential City of Novi. Fees"*



BRIGHTMOOR WATER MAIN EXTENSION - SEE TAB II

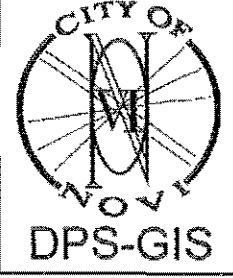
CODE OF ORDINANCES, SECTION 34-118.19 thru 34-118.24



TAB PP, SANDSTONE SETTLEMENT AGREEMENT on "OTHER PROPERTIES"



Water Coverage #115
(not fee)



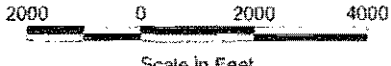
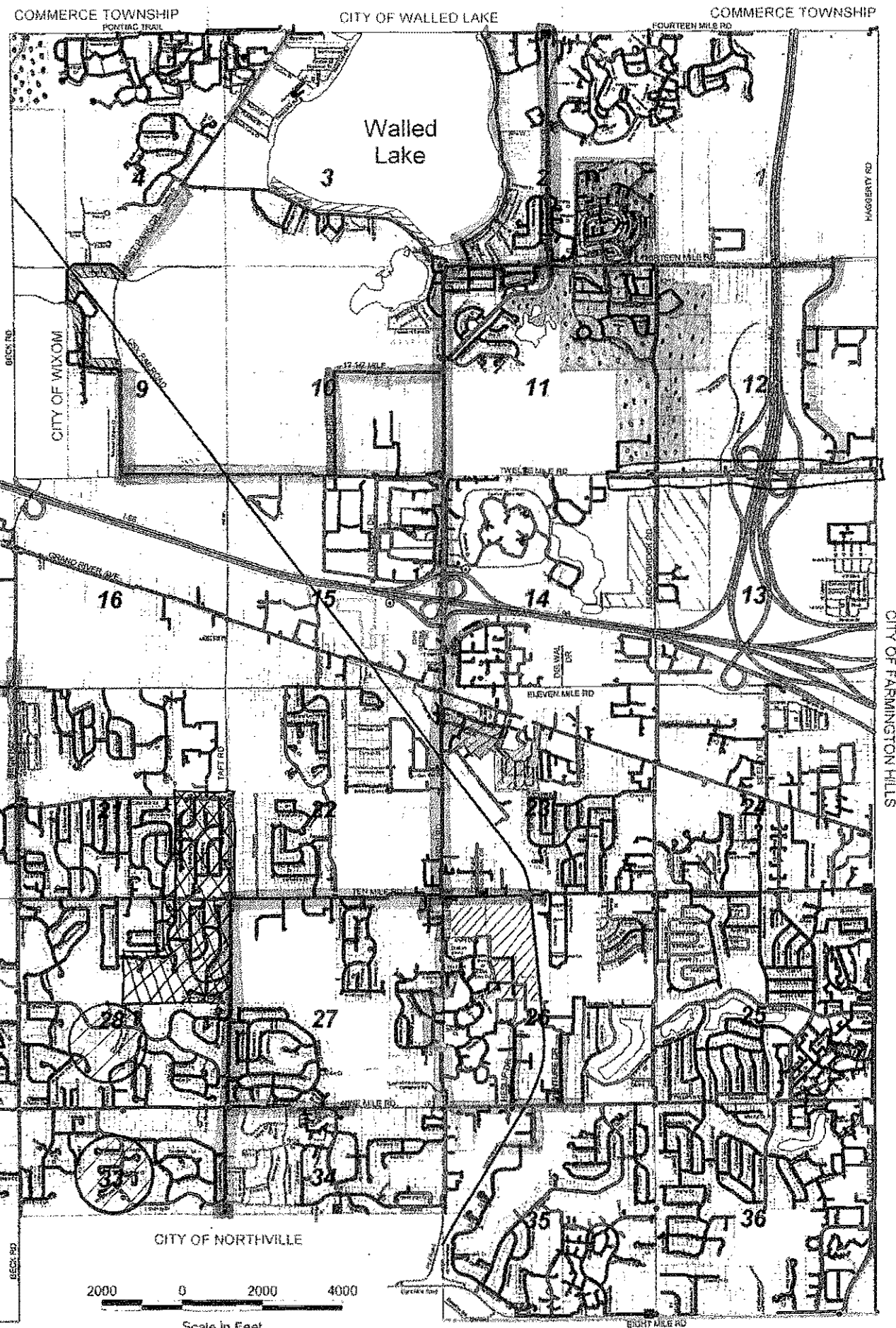
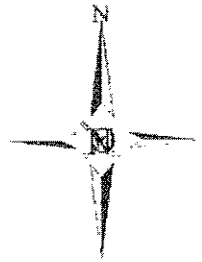
Water Main Network Map

City of Novi, Michigan
Date Printed:
January 1, 2002

Legend

	Water Mains		Other Water System Features
	4		Pressure Reducing Valve
	6		Water Tower
	8		Well House
	10		Atmos. Tanks
	12		
	16		
	20		
	24		
	24 DMS		Other Features
	30		Freeways
	30 DMS		Streets
	36		Railroad
	42 DMS		Sections
			Lakes
			Parcels

* DMS = Detroit Metro Supply



Scale in Feet
1:24,000 or 1" = 2000 Feet

Technical Information: Water Main Coverage

Coordinate System Description		Coverage Boundary		Feature Class	
Projection	Michigan State Plane	Xmin =	13342169.536	Acc	3759
Zone	South Zone (8401)	Ymin =	341866.598		
Horizontal Datum	NAD 1983	Xmax =	13375184.753		
Map Units	International Feet	Ymax =	375636.937		
Spheroid	GRS 1980				

Created using the (GIS) Geographic Information System of the Department of Public Service
Anthony W. Nowicki, Director
45175 West Ten Mile Road
Novi, Michigan 48375
(248) 347-0454

Created by:
Bill Berdeman
GIS Technician
Department of Public Service

Date Created:
October 2, 2001
Project Filename:
p:\projects\2001\Wm2k1.apr
Map Name:
Wm2k1 Map

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This Map Complies with the National Map Accuracy Standards. The City of Novi and its Department of Public Service (DPS) assume no legal responsibility for the content and/or inappropriate use of this document.

City of Novi

Water & Sewer Connection Fees


Supplemental Information





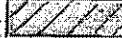


Current Sewer Rate Map (and references)

**Sewer Connection Fees
and
Payback Fees**

(For all pending resolutions or ordinances, see Zora or Bruce)

SYSTEM WIDE CONNECTION CHARGE: Huron Rouge System - Code of Ordinances, Section 34-145









 **Novi - Walled Lake Arm - Code of Ordinances, Section 34-275**
If never connected & never paid debt service }
If debt service already paid but never connected, fee froze at: \$960/per tap unit >

	Hayes-Novu Sanitary Sewer Ext. (Payback) Code of Ordinances, Section 34-371 thru 34-375	<i>SEE TAB S</i>
	Fretter Sanitary Sewer Ext. (AVAILABILITY FEE) Code of Ordinances, Section 34-386 thru 34-390 See Tab F for detail	
	West Oaks Sewer Ext. #1 (AVAILABILITY FEE) Code of Ordinances, Section 34-401 thru 34-404 See Tab F for detail	
	West Oaks Sewer Ext. #1, M.H. #'s 27 - 28 (AVAILABILITY FEE) Code of Ordinances, Section 34-401 thru 34-404 See Tab F for detail	
	West Oaks Sewer Ext. #2 (AVAILABILITY FEE) Code of Ordinances, Section 34-401 thru 34-404 See Tab F for detail	
	I96 Sewer Ext. (AVAILABILITY FEE) Code of Ordinances, Section 34-401 thru 34-404 See Tab F for detail	
	SAD 94 Sewer Ext. (Payback) Code of Ordinances, Section 34-415 thru 34-420 See TabT for detail	

↑
PINK


**Sewer Connection Fees
and
Payback Fees**

(For all pending resolutions or ordinances, see Zora or Bruce)

	SAD 77, 92, 98 (<i>Payback expired April 6, 1997</i>) — <i>NOW AN "AVAILABILITY FEE"</i> Code of Ordinances, Section 34-446 See Tab K for detail
	Simmons Orchard Sewer Arm (<i>Payback</i>) Code of Ordinances, Section 34-341 thru 34-345 See Tab E for detail
	SAD 97 Sewer Ext. (<i>Payback</i>) Code of Ordinances, Section 34-432 thru 34-436 See Tab D for detail
	Novi Rd - Grand River Area Sanitary Sewer (<i>AVAILABILITY FEE</i>) Code of Ordinances, Section 34-246 thru 34-250 See Tab <u>NN</u> for detail
	School Payback Contract - Paid in Full (<i>AVAILABILITY FEE</i>) Waiting for draft of ordinance Now: Sewer Availability Estimating @ \$300/per tap unit <i>SEE TAB 00 For detail</i>
	Hudson Sanitary Drain Waiting for draft of ordinance Estimated @ \$300/per tap unit (<i>only direct taps, not indirect</i>) Per Bruce Jerome: Do not collect anymore, bond paid in full.
	Seeley Road Sewer Ext. (<i>Payback</i>) — <i>NOW AN "AVAILABILITY FEE"</i> Code of Ordinances, Section 34-186 thru 191
	Nine Mile Center Street Sewer (<i>AVAILABILITY FEE</i>) Resolution 6-17-74; Waiting for draft of ordinance with district map) <i>SEE TAB AA</i>

**Sewer Connection Fees
and
Payback Fees**

(For all pending resolutions or ordinances, see Zora or Bruce)

 **Orchard Hill Subdivision Sewer Ext. (Payback paid in full) Now: Sewer Availability Fee**

Waiting for draft of ordinance
See Tab M for detail



Novi Heights Sanitary Sewer Ext.

Code of Ordinances, Section 34-438 thru 34-445

Inactive, New line - neither end of line is connected



SAD 141C Sanitary Sewer Ext.

Code of Ordinances, Section 34-450 thru 34-452

SEE TAB W



Arena Drive Sanitary Sewer Ext.

Code of Ordinances, Section 34-466 thru 34-469

SEE TAB Z



Summit Drive Sanitary Sewer Ext.

Code of Ordinances, Section 34-470 thru 34-475

SEE TAB X



North Hudson District Sanitary Sewer Ext.

Code of Ordinances, Section 34-476 thru 479

SEE TAB V



Meadowbrook Road Sanitary Sewer Ext.

Code of Ordinances, Section 34-480 thru 34-499

SEE TAB Y



Park Place Estates / Nine Mile Road Sanitary Sewer Pump Station & Force Main (Payback)

~~See draft of pending ordinance - Novi Code of Ordinances Section 34-498.19 thru 34-498.24~~

SEE TAB LL



Husky District Sanitary Sewer Ext.

~~See draft of pending ordinance~~

NOVI CODE of ORDIN., SEC. 34-499.7 - 34-499.10 INCLUDES MAP



Island Lake of Novi Middle Arm Sanitary Sewer Ext. (Payback)

~~See draft of pending ordinance ADOPTED 8-12-02 (ordin. 02-28.42)~~

SEE CODE of ORDIN., SECTION 34-499.1 thru 34-499.6

SEE TAB EG, EXHIBIT ~~B~~

A

Sewer Connection Fees and Payback Fees

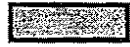
(For all pending resolutions or ordinances, see Zora or Bruce)



Lapham Sewer Ext. Arm (Payback) — *Now add "Availability Fee."*
Code of Ordinances, Section 34-206 thru 34-211



Broquet Smokler Sewer Ext. (Payback)
Code of Ordinances, Section 34-296 thru 34-301



Off-Site Sewer (Novi Heights)
Waiting for draft of Ordinance
\$344.44/per tap unit; if lot not on SAD 27 add: \$3470.97 and advise Treasurer to spread-against roll)

*Roll Paid off, Goes into Sewer Avail. Now. per Kathy Sullivan
(Not to "favor of Record")*



Simmons Sanitary Drain
Code of Ordinances, Section 34-320 thru 34-321
SEE TAB DD



SAD 83 Sewer Ext.



SAD 83 Service District
Code of Ordinances, Section 34-~~356~~ thru 34-431
See Tab B for detail *429*



Ten Mile - Grand River Sewer Ext.
Code of Ordinances, Section 34-~~320~~ thru 34-~~321~~
SEE TAB BB 356-360



For Parcels in Sections 28, 29, 32, and 33, 30, and 31
Waiting for draft ordinances
See Tabs H & J *AND TAB AA*

1) NINE MILE RD. SAN. SEWER 2) CENTER ST. SAN. SEWER 3) NINE MILE-CENTER SEWER (SEE TAB AA)



Maples of Novi Sanitary Sewer Ext. (Payback)
Code of Ordinances, Section 34-453 thru 34-458
SEE TAB CC



Beckenham Sewer Ext. (N. Beckenham Stub, and Nine Mile Beckenham Stub) (Payback)
Code of Ordinances, Section 34-460 thru 34-465
See Tab U for service district

**Sewer Connection Fees
and
Payback Fees**

(For all pending resolutions or ordinances, see Zora or Bruce)

	Island Lake of Novi Northern Arm Sanitary Sewer Ext. (Payback)
	See draft of pending ordinance ADOPTED 8-12-02 (Ordin. 28,43) CODE of ORDINANCES, SECTION 34-494 THRU 34-499 SEE TAB FF, EXHIBIT B-1
	Island Lake of Novi Southern Arm Sanitary Sewer Ext. (Payback)
	See draft of pending ordinance ADOPTED 8-12-02 (ordin. 02-28,44) CODE of ORDINANCES, SECTION 34-488 THRU 34-493 SEE TAB FF, EXHIBIT B-2 A
	Island Lake of Novi Western Arm Sanitary Sewer Ext. (Payback)
	See draft of pending ordinance ADOPTED 8-12-02 (ORDIN. 02-28,45) CODE of ORDINANCES; SECTION 34-482 THRU 34-487 SEE TAB GG, EXHIBIT B-2
	Eleven Mile / Wixom and Beck Road Sanitary Sewer Ext.
	See draft of pending ordinance
	NOVI - COMMERCE EXCHANGE DIST. — NO ADDITIONAL FEES (SEE "SPECIAL CONTRACTS" FILE FOR TRI-PARTY CONTRACT) SEC. 1, AND SEC. 12 SEE TAB V FOR DISTRICT AREA, AND NOTES
	ELEVEN MILE RD PAVING - RISERS PUT-IN SEE DRAFT OF PENDING ORDINANCE
	ELEVEN MILE / WIXOM AND BECK RD. SAN. SEWER EXT. DISTRICT — TAB JJ SEE DRAFT OF PENDING ORDINANCE NOVI CODE of ORDIN.; SEC. 34-499.11 THRU 34-499.14
	TAFT RD. SAN. SEWER EXT. (RESEARCHING IF COVERED BY INTERCEPTOR > CHARGE. YES, PER BRUCE JEROME.
	FLP SAD 170... SEE TAB MM, NOVI CODE of ORDIN., SEC. 34-499.15 - 499.18

**Sewer Connection Fees
and
Payback Fees**

(For all pending resolutions or ordinances, see Zora or Bruce)

TAB PP

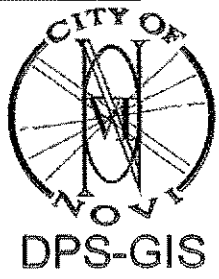
SANDSTONE SETTLEMENT AGREEMENT "OTHER PROPERTIES"



BROQUET-SMOKLER SEWER AVAIL. FEE

SEE TAB SS

NOVI CODE OF ORDIN., SECTION 34-296 thru 34-315



Sanitary Sewer Network Map

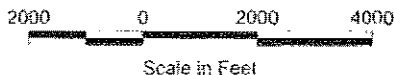
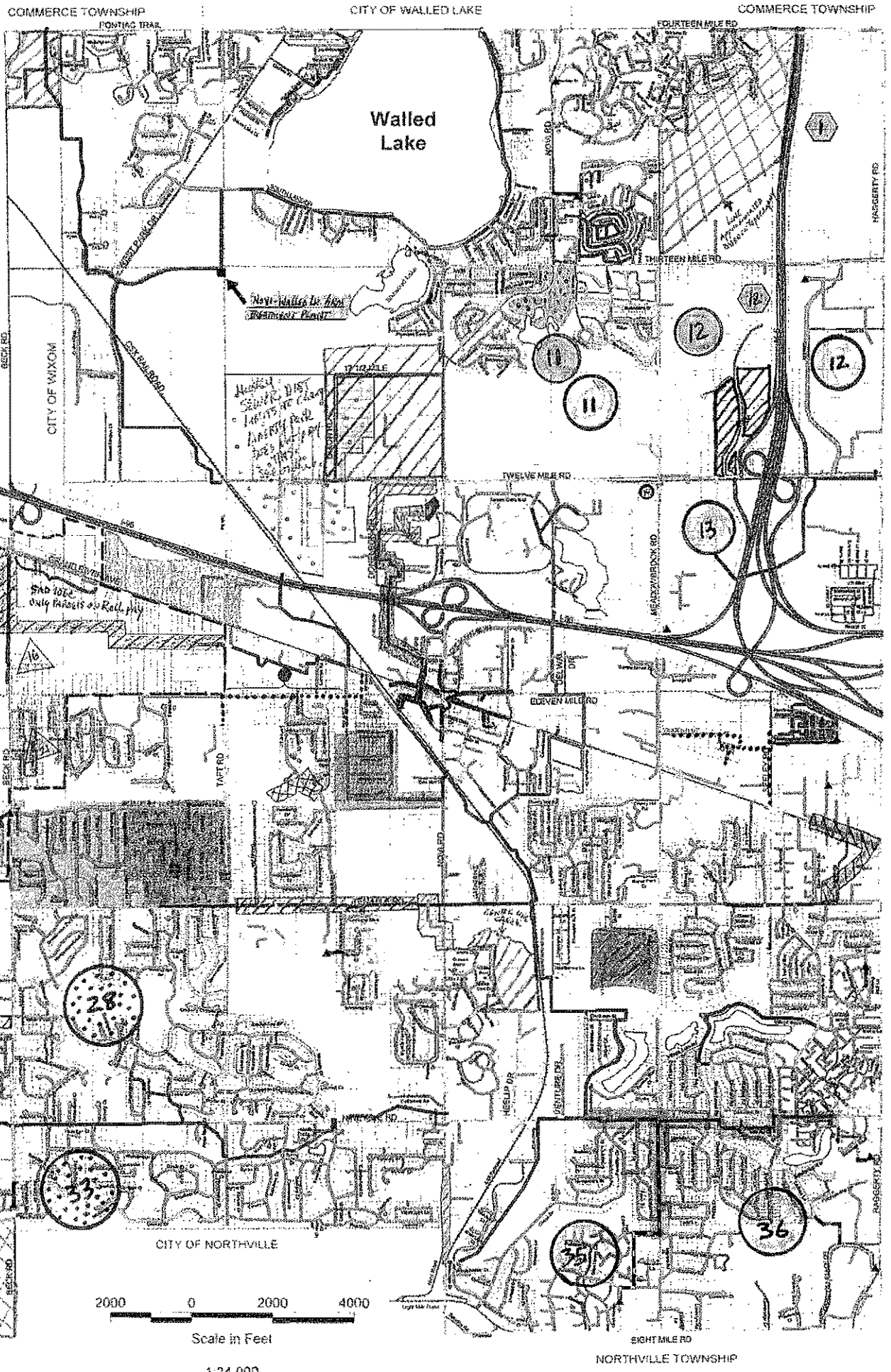
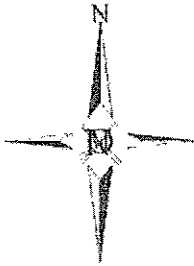
City of Novi, Michigan
Date Printed:
January 1, 2002

SEWER CONNECTION: PLANS 199-00-001
2001 FEB 27 J. Novak, SWS

Legend

Sanitary Sewer Mains

- 1.5" FM
- 3.0" FM
- 6.0" FM
- 8.0" FM
- 9.0" FM
- 12.0" FM
- 15.0" FM
- 18.0" FM
- 21.0" FM
- 27.0" FM
- 30.0" FM
- 36.0" FM
- 42.0" FM
- Force Mains
- Proximity
- Streets
- Railroad
- Parcel
- Sections
- Lakes
- Lift Station
- Treatment Plant
- FM = Force Mains



Scale in Feet
1:24,000

Technical Information: Sanitary Sewer Main Coverage

Coordinate System Description		Coverage Boundary	Feature Class
Projection	Michigan State Plane	Xmin = 13342199.535	Area 2,052
Zone	South Zone (8301)	Ymin = 241805.586	
Horizontal Datum	NAD 1983	Xmax = 13378194.753	
Map Units	International Feet	Ymax = 375806.937	
Spheroid	GRS 1880		

Created using the (GIS) Geographic Information System of the Department of Public Service
Anthony W. Nowicki, Director
45175 West Ten Mile Road
Novi, Michigan 48375
(248) 347-0454

Created by
Bill Berolman
GIS Technician
Department of Public Service

Date Created:
October 15, 2001
Project Filename:
d:\projects\2001\nov2001.apr
Map Name:
Sewr2001 Map

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City of Novi

Water & Sewer Connection Fees









Supplemental Information

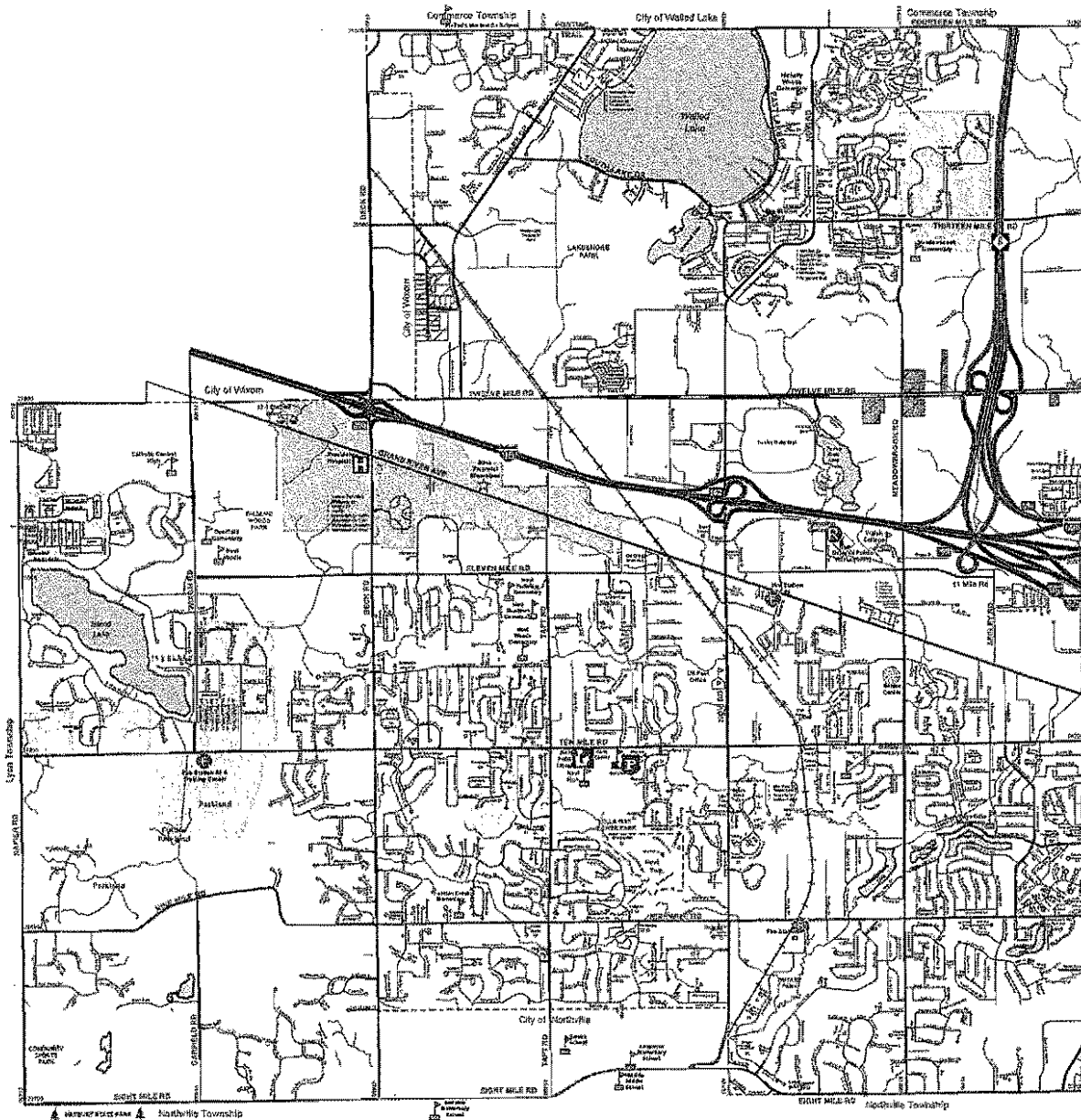
Map of Remaining Water Agreements

City of Novi Water System Remaining Payback Districts

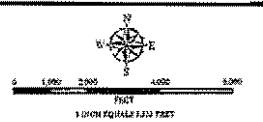
Publication Date: February 8, 2007

Map Legend

-  Brightmoor Water Main Extension: Section 34-113.19 to 118.24
-  Island Lake Water Main Booster Pump: Section 34-117.15 to 117.20
-  Island Lake Wxom Water Main: Section 34-117.9 to 117.14
-  Meadowbrook Corp Park Water Main: Section 34-118.1 to 118.6
-  SAD 93: Section 34-95 to 100
-  Simmons Orchard Water Main: Section 34-91 to 94
-  Twelve Mile Watermain Extension: Section 34-117.7-117.8
-  Beck West Corp Park Water Main: Section 34-116.25 to 118.28



MAP INTERPRETATION NOTES
 Any information depicted is not intended to replace or substitute for any official or primary source. This map is an intended to meet National Map Accuracy Standards and use the most recent, accurate source available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be considered as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



MAP SOURCE INFORMATION
 City of Novi Street Network - City GIS Office
 City of Novi Sanitary Payback Districts - Utility Billing Reference
 Map Publication Date: February 8, 2007



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 WWW.CITYOFNOVI.MI.US

City of Novi

Water & Sewer Connection Fees

Supplemental Information

Map of Remaining Sewer Agreements

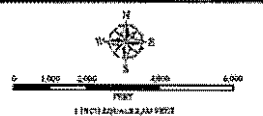
City of Novi Sanitary Sewer Remaining Payback Districts

Publication Date: February 8, 2007

Map Legend			
	Hayes-Nov: Section 34-471 to 486		SAD 141C: Section 34-460 to 452
	Island Lake Middle District: Section 34-499.1 to 499.6		Simmons Orchard (R&R): Section 34-341 to 345
	Island Lake North District: Section 34-494 to 499		SAD 63: Section 34-425 to 431
	Island Lake West District: Section 34-482 to 487		Summit Drive: Section 34-470 to 475
	Island Lake Southern District: Section 34-488 to 493		Maybury Park Estates SAD 170 34-499.15 to 499.18
	Maples of Novi: Section 34-453 to 459		Nine Mile Beckenham Payback Stub Parcels 34-460 to 465
	Park Place Estates / Nine Mile District: Section 34-499.19 to 499.24		North Beckenham Stub Parcels Payback 34-460 to 465
	Sanitary Force Main Direct		North Hudson Sanitary Extension: Section 34-477 to 478
	Sanitary Force Main Indirect		
	SAD 94: Section 34-415 to 420		



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City of Novi

Water & Sewer Connection Fees

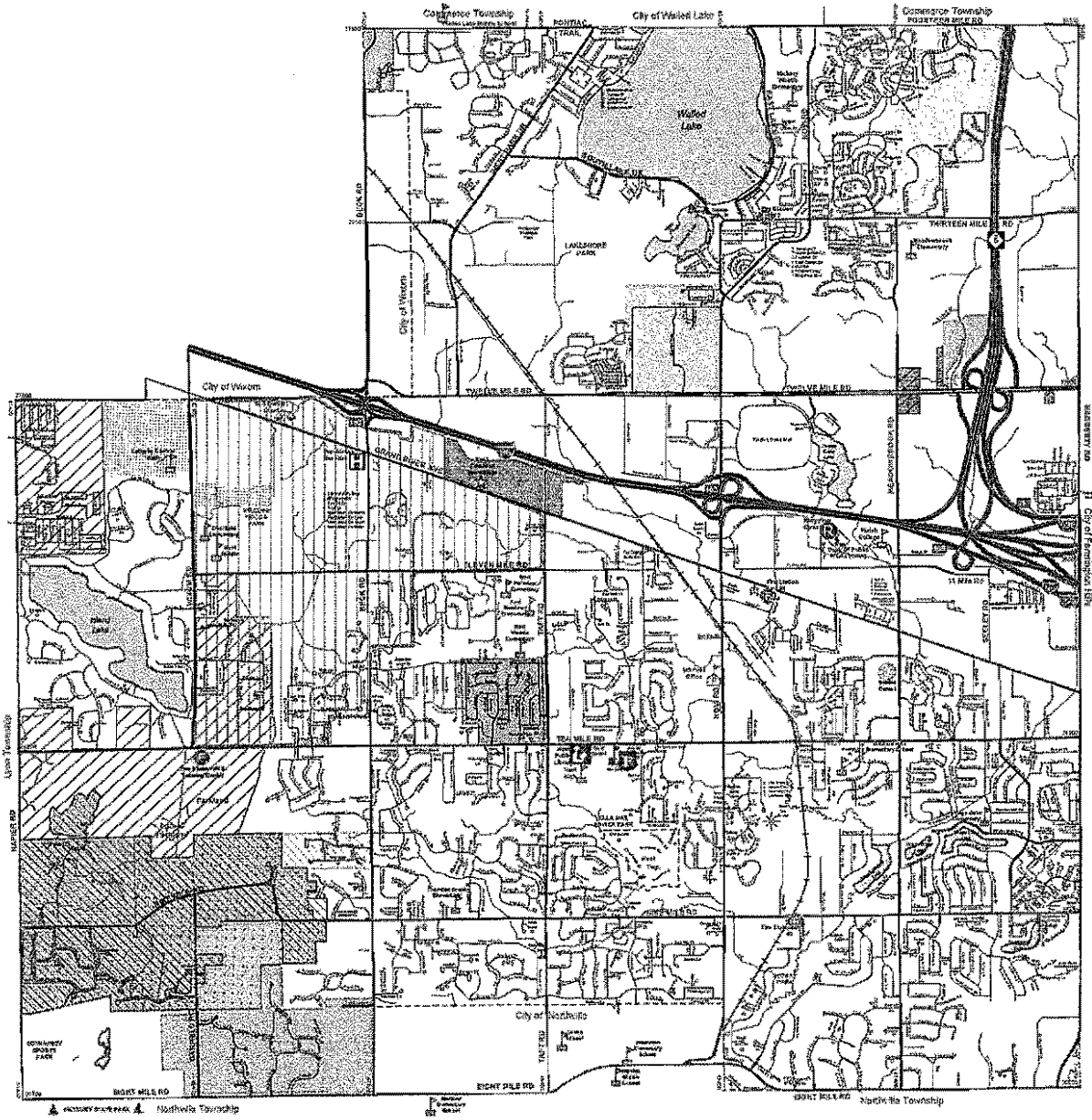
Supplemental Information

Map of Remaining Sewer Agreements

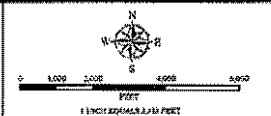
City of Novi Sanitary Sewer Remaining Payback Districts

Publication Date: February 8, 2007

Map Legend	
	Hayes-Nowt: Section 34-471 to 485
	Island Lake Middle District: Section 34-499.1 to 499.6
	Island Lake North District: Section 34-494 to 499
	Island Lake West District: Section 34-482 to 487
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	Park Place Estates / Nine Mile District: Section 34-499.19 to 499.24
	Sanitary Force Main Direct
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	SAD 94: Section 34-415 to 420
	SAD 141C: Section 34-450 to 452
	Simmons Orchard (R&R): Section 34-341 to 345
	SAD 83: Section 34-425 to 431
	Summit Drive: Section 34-470 to 475
	Maybury Park Estates SAD 170 34-499.15 to 499.18
	Nine Mile Beckenham Payback Stub Parcels 34-460 to 465
	North Beckenham Stub Parcels Payback 34-460 to 465
	North Hudson Sanitary Extension: Section 34-477 to 478



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