

ORDINANCE 2018-10

Ordinance Permitting 5 Year Period of Free/Discounted Utility Tap-In Fees to Incentivize New Residential Construction within the Corporate Limits of the Village of New Richmond

Council for the Village of New Richmond, Ohio met in regular session this 25th day of June, 2018 with the following members present:

Richard Feldkamp,
Melanie Slade,

Mary Allen,
~~Amanda Davidson,~~

Paul Vanderbosch,
Gary Skeene

Councilperson Feldkamp moved for adoption of the following:

WHEREAS: The Village of New Richmond maintains water and sewer systems, and;

WHEREAS: The Village of New Richmond Utility Department currently charges a \$5000 tap-in fee for connection to these utilities as defined by the Water and Sewer Tap Fee schedule, and;

WHEREAS: The Village of New Richmond desires to decrease the costs of new housing starts to encourage new housing and residential construction within the corporate limits of the Village, and;

NOW THEREFORE BE IT ORDAINED, by the Council of the Village of New Richmond, State of Ohio, a majority of the members concurring do hereby grant free water and sewer tap-ins effective September 1, 2018 and ending September 1, 2023 under the following conditions:

1. All **new** tap-in's shall be for **new** residential construction. Any new housing or residential construction started after the expiration date of September 1, 2023 of this ordinance shall pay the current rate for water and sewer tap-in fees which are in effect pursuant to the Village of New Richmond Utility Department Water and Sewer Tap Fee schedule at such time. Only subdivision developers may extend the expirations date of September 1, 2023, by meeting the conditions described further in "**Exhibit A**".
2. All boring fees associated with said taps and tap-in's will be paid for by the property owner/contractor.
3. All water taps and tap-in's shall include a fee to cover the cost of the installation of the water meter(s) both before, during, and after the period between September 1, 2018 and ending September 1, 2023. The meter(s) fee shall be determined by the Village Administrator and will be placed on the first utility billing.

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EXHIBIT A

The following applies only to developers that are engaged in property improvements compliant with Village of New Richmond Subdivision Regulations as further described and outlined by Village of New Richmond Ordinance 2006-23.

The tap fee waivers may be extended an additional two (2) years by the Village Administrator if either or both of the following conditions are met:

- 1) The developer is marketing the property as evidenced by an active sales center within the Village limits during the prior three months including the time of the expiration date of the incentive period.
- 2) Active construction activities have occurred on the property in the prior six months to the expiration date. Construction activity includes mass excavation, installation of water line and sanitary sewers, the construction of new roadways and sidewalks or the construction of new homes.

Up to three extensions may be granted under this ordinance. Extensions apply to non-contiguous properties owned by the developer at the time of expiration. Further extensions may be granted by majority vote of New Richmond Village Council.

4. Water taps are for standard 3/4" taps only.
5. This ordinance applies to new housing starts within the corporate limits of the Village of New Richmond built in full compliance with the Village's Floodplain Regulations and confirmed with a Zoning/Floodplain Permit issued by the Community Development Office. Said ordinance does not include any residential and/or commercial construction which occurs as the result of variances issued by the New Richmond Zoning and Floodplain Board of Appeals
6. That Council finds and determines that all formal actions relative to the passage of this ordinance were taken in an open meeting and that all deliberations of Council which resulted in the passage of this Ordinance, were taken in meetings open to the public, in full compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Councilperson Allen seconded the motion to adopt the foregoing Ordinance and upon roll call the vote was as follows:

Richard Feldkamp	<u>YES</u>
Mary Allen	<u>YES</u>
Paul Vanderbosch	<u>YES</u>
Melanie Slade	<u>YES</u>
Amanda Davidson	<u>Absent</u>
Gary Skeene	<u>YES</u>

First Reading:
5-22-2018

Second Reading:
6-12-2018

ADOPTED:
6-25-2018

Attest:

Kelly Painter
Kelly Painter, Clerk of Council

Ramona Carr
Ramona Carr, Mayor

Approved to form and content:

[Signature]
Scott Sollmann, Solicitor