

~AD HOC REPORT~

Downtown Municipal Sewer & Water Fees

Wednesday, July 27, 2011

Chairman Gregg Seabury called the meeting to order at 5:45 p.m. on Wednesday, July 27, 2011, in the Caucus Room, 3rd Floor, Danbury City Hall, 155 Deer Hill Avenue. Present were Committee members Jack Knapp and Fred Visconti. Also present were Ex Officio Members: Don Taylor; David St. Hilaire, Finance Director; Robin Edwards, Corporation Counsel; David Day, Superintendent of Public Utilities; Mayor Boughton; and, members of the public.

Chairman Seabury introduced everyone present at the meeting and briefly explained the purpose of the meeting.

Chairman Seabury opened the meeting up to Robin Edwards who provided background for those present at the meeting. There are proposed Ordinance changes with regard to reduced connection and permit application fees for properties located in a new zone known as the Downtown Revitalization Zone ("DRZ"). The Ordinances were drafted as a result of recommendations made by the Main Street Renaissance Task Force. They are simple amendments proposed to treat properties which are in the DRZ the same way as properties in the CCBD are currently being treated. The application fees for both sewer and water connections would be reduced to \$100. Ms. Edwards did make note of a typographical error:

Sec. 21-48: subsection (a) should be removed because there are amendments beyond just subsection (a) of that ordinance.

Mr. Seabury asked for an approximation of where the new district would lie and Ms. Edwards reviewed a map of the area in question with him and the others present at the meeting.

A motion was made by Councilman Knapp and seconded by Councilman Visconti that the Ad Hoc Committee recommends to the City Council as a whole to adopt the proposed amendments to Sections 16-4 and 21-48 of the Code of Ordinances. The motion passed unanimously.

A motion to adjourn was made by Councilman Visconti and seconded by Councilman Knapp. The motion carried unanimously at 6:00 p.m.

Respectfully submitted,

Gregg Seabury, Chairman

Jack Knapp

Fred Visconti



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT
CITY COUNCIL

_____ A.D. 2011

Be it ordained by the City Council of the City of Danbury:

That Section 16-4 of the Code of Ordinances of Danbury, Connecticut, is hereby amended to read as follows:

Sec. 16-4. - Connection permits required; connection fee; refunds; penalty for violations.

(a) *Permit.* No person shall make any connection with any public sewer or increase the volume discharged or decrease the volume discharged to any public sewer without a permit from the City Engineer and the Superintendent of Public Utilities. No such permit shall be issued until the applicant has paid a nonrefundable permit fee of two hundred twenty five dollars (\$225.00) to cover administrative costs associated therewith except the permit fee for all properties located in the Downtown Revitalization Overlay Zone, as specified in the Zoning Regulations, shall be one hundred dollars (\$100.00). All such permits shall be valid for a period of one (1) year from the date of issuance. Every permit issued hereunder shall be subject to the rules and regulations of the Danbury Department of Public Works.

(b) *Connection fee.* If no prior sewer assessment established in accordance with the provisions of section 16-50 of the Danbury Code of Ordinances has been paid on the premises to be connected to said sewer, or with respect to which the use is to be changed by adding residential units or expanding the floor area of nonresidential or mixed uses, then no permit shall be issued until a connection fee is paid to the City of Danbury according to the following:

- (1) (a) Except as otherwise provided herein, the connection fee for buildings devoted to residential uses shall be one thousand seven hundred fifty dollars (\$1,750.00) per dwelling unit.
- (b) The connection fee for buildings located within the C-CBD zoning district and the Downtown Revitalization Overlay Zone and devoted to residential uses shall be five hundred ninety five dollars (\$595.00) per dwelling unit, but in no event shall said connection fee exceed two thousand nine hundred seventy five dollars (\$2,974.00) per building; and
- (2) (a) Except as otherwise provided herein, the connection fee for buildings devoted to either nonresidential or mixed uses shall be as follows:

Building Size (Floor Area s.f.)	Connection Fee
up to 5,000 s.f.	\$ 2,975.00
from 5,001 s.f. to 10,000 s.f.	\$11,890.00
from 10,001 s.f. to 25,000 s.f.	\$23,780.00
from 25,001 s.f. to 50,000 s.f.	\$35,670.00
over 50,000 s.f.	\$59,450 plus \$120.00 for each 1,000 s.f. or part thereof over 50,000 s.f.

(b) The connection fee for buildings located within the C-CBD zoning district and the Downtown Revitalization Overlay Zone and devoted to either nonresidential or mixed uses shall be as follows:

Building Size (Floor Area s.f.)	Connection Fee
up to 5,000 s.f.	\$2,975.00
from 5,001 s.f. to 10,000 s.f.	\$5,945.00
from 10,001 s.f. to 25,000 s.f.	\$11,890.00
from 25,001 s.f. to 75,000 s.f.	\$17,835.00
over 75,000 s.f.	\$23,780.00

Whenever a change in use results in the addition of residential units or the expansion of the floor area of a nonresidential or mixed use, the connection fee associated with said change in use shall be calculated by subtracting the connection fee that would be due hereunder for the old use from the connection fee that would be due hereunder for the new use.

(c) *Refund.* Said connection fee may be refunded if no actual connection is made prior to the expiration of the connection permit; provided that a written request for said refund is made within five (5) years of the date on which the permit is issued.

(d) *Penalty for violation.* Any person violating any of the provisions of this section shall be subject to a fine of not more than one hundred dollars (\$100.00).



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

CITY COUNCIL

_____ A.D. 2011

Be it ordained by the City Council of the City of Danbury:

THAT Subsection 21-48 of the Code of Ordinances of Danbury, Connecticut is hereby amended to read as follows:

Sec. 21-48. Connection charges.

(a) *Connection fee.* If no prior water assessment has been paid on the premises to be connected to the Danbury public water system pursuant to section 21-56 et seq. hereof, then no connection permit shall be issued and no actual connection made until a connection fee is paid to the city according to the following:

- (1) (i) Except as otherwise provided herein, the connection fee for buildings devoted to residential uses shall be fifteen hundred and ninety dollars (\$1,590.00) per dwelling unit.
- (ii) The connection fee for buildings located within the C-CBD zoning district and the Downtown Revitalization Overlay Zone, as specified in the Zoning Regulations, and devoted to residential uses shall be five hundred thirty dollars (\$530.00) per dwelling unit, but in no event shall said connection fee exceed two thousand six hundred fifty dollars (\$2,650.00) per building; and
- (2) (i) Except as otherwise provided herein, the connection fee for buildings devoted to either nonresidential or mixed uses shall be as follows:

Building Size (Floor Area s.f.)	Connection Fee
up to 5,000 s.f.	\$ 2,650.00
from 5,001 s.f. to 10,000 s.f.	\$ 10,600.00
from 10,001 s.f. to 25,000 s.f.	\$ 21,200.00
from 25,001 s.f. to 50,000 s.f.	\$ 31,800.00
over 50,000 s.f.	\$ 53,000.00 plus \$100 for each 1,000 s.f. or part thereof over 50,000 s.f.

(ii) The connection fee for buildings located within the C-CBD zoning district and the Downtown Revitalization Overlay Zone and devoted to either nonresidential or mixed uses shall be as follows:

Building Size (Floor Area s.f.)	Connection Fee
up to 5,000 s.f.	\$ 2,650.00
from 5,001s.f. to 10,000 s.f.	\$ 5,300.00
from 10,001 s.f. to 25,000 s.f.	\$ 10,600.00
from 25,001 s.f. to 75,000 s.f.	\$ 15,900.00
over 75,000 s.f.	\$ 21,200.00

(3) With respect to all new water services requiring a meter exceeding one (1) inch in size and with respect to all changes of property use by a customer that results in the need for a meter exceeding one (1) inch in size, the cost of meter acquisition and installation shall be paid by the customer. Said costs shall be in addition to the connection fees described herein. For purposes of this section, meter acquisition and installation costs shall be set by the Superintendent of Public Utilities and shall be generally equivalent to the cost of equipment, materials and services paid by the city.

Whenever a change in use results in the addition of residential units or the expansion of the floor area of a nonresidential or mixed use, the connection fee associated with said change in use shall be calculated by subtracting the connection fee that would be due hereunder for the old use from the connection fee that would be due hereunder for the new use.

- (b) *Permit.* No permit shall be issued until the applicant has paid a nonrefundable permit fee of two hundred twenty five dollars (\$225.00) to cover administrative costs associated therewith except the permit fee for all properties located in the Downtown Revitalization Overlay Zone shall be one hundred dollars (\$100.00).
- (c) *Exception.* The foregoing connection fees shall not apply to fire service connections.
- (d) *Refunds.* Such connection fee may be refunded if no actual connect is made prior to the expiration of the connection permit; provided, that a written request for the refund is made within five (5) years of the date on which the permit is issued.
- (e) *Penalty for violation.* Any person violating any of the provisions of this section shall be subject to a fine of not more than one hundred dollars (\$100.00).