

**COUNCIL OF THE CITY OF ABERDEEN**  
**Ordinance No. 21-O-06**

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<b>Date Introduced:</b>	April 12, 2021
<b>Sponsored By:</b>	Councilman Adam M. Hiob and Councilwoman Sandra J. Landbeck
<b>Public Hearing:</b>	April 26, 2021
<b>Amendments Adopted:</b>	None
<b>Date Adopted:</b>	Tabled Indefinitely on April 26, 2021
<b>Date Effective:</b>	Not Applicable

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**AN ORDINANCE** concerning

**WATER AND SEWER FEES**

**FOR** the purpose of amending the Code of the City of Aberdeen to alter certain water and sewer fees and to grandfather certain development projects from certain adequate public facilities water and sewer requirements.

**BY** repealing and reenacting, with amendments  
Chapter A550  
Section A550-1 (A)  
Code of the City of Aberdeen  
(2010 Edition as amended)

**BY** repealing and reenacting, with amendments  
Chapter 302  
Article I, General Provision  
Section 302-4(B)  
Code of the City of Aberdeen  
(2010 Edition as amended)

**BY** repealing and reenacting, with amendments  
Chapter 302  
Article I, General Provision  
Section 302-4(C)  
Code of the City of Aberdeen  
(2010 Edition as amended)

**SECTION 1 BE IT ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN** that Chapter A550, Code of the City of Aberdeen, § A550-1A (2010 Edition as amended), is repealed and reenacted, with amendment, to read as follows:

Chapter A550 Fees

§A550-1 A

The following fees, rates and charges apply in the City:

A. Water and sewers. The following rates and charges are established pursuant to Chapter 450, Sewers and Water, of the City's Code:

\* \* \*

(5) Water area connection charge (**THE "WATER FEES"**)

(a) Per equivalent dwelling unit: \$10,500 where a **PRELIMINARY SITE PLAN IS APPROVED** ~~building permit is issued~~ on or before June 30, 2021, and \$9,000 where a **PRELIMINARY SITE PLAN IS APPROVED** ~~building permit is issued~~ thereafter.

[1] Application

[a] Water area connection charges are assessed on all new development and redevelopment. A single-family dwelling is considered one equivalent dwelling unit (EDU) and shall be assessed at \$10,500 where a ~~building permit is issued~~ **PRELIMINARY SITE PLAN IS APPROVED** on or before June 30, 2021, and \$9,000 where a **PRELIMINARY SITE PLAN IS APPROVED** ~~building permits are issued~~ thereafter.

\* \* \*

(b) Hotels and motels: \$1,800 per room where a ~~building permit is issued~~

**PRELIMINARY SITE PLAN IS APPROVED** on or before June 30, 2021, and, for ~~building permits issued~~ **PRELIMINARY SITE PLANS APPROVED** thereafter, 50% of an equivalent dwelling unit per room (rental unit).

\* \* \*

(d) Apartment units: \$5,300 per apartment unit where a ~~building permit is issued~~ **PRELIMINARY SITE PLAN IS APPROVED** on or before June 30, 2021, and, for ~~building permits issued~~ **PRELIMINARY SITE PLANS APPROVED** thereafter, 100% of an equivalent dwelling unit fee per apartment unit.

\* \* \*

(7) Sanitary sewer area connection charge (**THE “SEWER FEES”**)

(a) Per equivalent dwelling unit: \$5,400 where a ~~building permit is issued~~ **PRELIMINARY SITE PLAN IS APPROVED** on or before June 30, 2021, and \$8,500 where a ~~building permit is issued~~ **PRELIMINARY SITE PLAN IS APPROVED** thereafter.

\* \* \*

(b) Hotels and motels: \$1,000 per room where a ~~building permit is issued~~ **PRELIMINARY SITE PLAN IS APPROVED** on or before June 30, 2021, and, for ~~building permits issued~~ **PRELIMINARY SITE PLANS APPROVED** thereafter, 50% of an equivalent dwelling unit per room (rental unit).

\* \* \*

(d) Apartment units: \$2,700 per apartment unit where a ~~building permit is issued~~ **PRELIMINARY SITE PLAN IS APPROVED** on or before June 30, 2021, and, where ~~building permits are issued~~ **PRELIMINARY SITE PLANS ARE APPROVED** thereafter, 100% of an equivalent dwelling unit fee per apartment unit.

\* \* \*

**SECTION 2. BE IT ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN** that Chapter 302, Code of the City of Aberdeen, § 302-4(B), (2010 Edition as amended), is repealed and reenacted, with amendments, to read as follows:

Chapter 302 Growth Management

§302-4(B) Sewerage

\* \* \*

6. Grandfathering

1 (a) Unless an extension of the approval of the preliminary plat or  
2 **PRELIMINARY** site plan is granted in accordance with the City's  
3 Development Code, development conducted in accordance with a  
4 preliminary plat or **PRELIMINARY** site plan approved before ~~effective-~~  
5 ~~date of this chapter~~ **JUNE 30, 2021**,  
6 is exempt from the provisions of this subsection  
7 concerning the adequacy of the sewerage system **IF THE PROPERTY**  
8 **WAS ANNEXED INTO THE CITY ON OR BEFORE DECEMBER 31, 1997.**

9  
10 **SECTION 3. BE IT ENACTED BY THE COUNCIL OF THE CITY OF**  
11 **ABERDEEN** that Chapter 302, the Code of the City of Aberdeen, § 302-4(C) Code of  
12 the City of Aberdeen (2010 Edition as amended), is repealed and reenacted, with  
13 amendment, to read as follows:

14  
15 Chapter 302 Growth Management

16  
17  
18  
19 §302-4(C) Water

20  
21 \* \* \*

22  
23 6. Grandfathering

24  
25 (a) Unless an extension of the approval of the preliminary plat or  
26 **PRELIMINARY** site plan is granted in accordance with the City's  
27 Development Code, or development conducted in accordance with a  
28 preliminary plat or **PRELIMINARY** site plan approved before ~~effective-~~  
29 ~~date of this chapter~~ **JUNE 30, 2021**,  
30 is exempt from the provisions of this subsection  
31 concerning the adequacy of the water system **IF THE PROPERTY WAS**  
32 **ANNEXED INTO THE CITY ON OR BEFORE DECEMBER 31, 1997.**

33  
34 **SECTION 4. BE IT FURTHER ENACTED BY THE COUNCIL OF THE**  
35 **CITY OF ABERDEEN** that notwithstanding any provisions to  
36 the contrary in this Ordinance, the water fees and sewer  
37 fees are valid so long as the building permits are issued and  
38 the water fees and sewer fees are paid within three (3) years  
39 from the date of approval of the preliminary site plan.

40  
41 **SECTION 5.**

42  
43 **SECTION 6. AND BE IT FURTHER ENACTED BY THE COUNCIL OF**  
44 **THE CITY OF ABERDEEN** that this Ordinance shall become effective at the  
45 expiration of twenty (20) calendar days following adoption.

**COUNCIL OF THE CITY OF ABERDEEN**

\_\_\_\_\_  
**Patrick L. McGrady, Mayor**

\_\_\_\_\_  
**Adam M. Hiob, Councilman**

\_\_\_\_\_  
**Jason W. Kolligs, Councilman**

\_\_\_\_\_  
**Sandra J. Landbeck, Councilwoman**

\_\_\_\_\_  
**Timothy W. Lindecamp, Councilman**

**ATTEST:**

**SEAL:**

\_\_\_\_\_  
**Monica A. Correll, City Clerk**

**Date** \_\_\_\_\_

**EXPLANATION:**  
**BOLD CAPS INDICATE MATTER ADDED TO EXISTING LAW**  
~~Strike Out~~ indicates matter stricken from bill by amendment or deleted from the law by amendment.  
\* \* \* indicates existing unmodified text omitted from Ordinance.