



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Text

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**File #:** 10-0463, **Version:** 1

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### **TRANSMITTAL LETTER FOR BOARD MEETING OF APRIL 15, 2010**

#### COMMITTEE ON ENGINEERING

Mr. Richard Lanyon, Executive Director

Authority to negotiate a sewer service agreement between the Village of Ford Heights and the Metropolitan Water Reclamation District for an 11 acre area lying outside the District but within Cook County

Dear Sir:

The Metropolitan Water Reclamation District (District) is in receipt of a letter dated March 1, 2010, from the Village of Ford Heights (Village) requesting that the District provide sewage service under a sewer service agreement for an area in Cook County and contiguous to the District but outside the District's corporate limits. The area under consideration is part of a parcel commonly referred to as "South Creek Farm," and consists of approximately 11 acres (Exhibit A, attached) within the Village, on the west side of Cottage Grove Avenue approximately 1,500 feet south of Joe Orr Road.

The Village plans to have the property developed as a meat processing and distribution facility. An on-site sewage lift station and an on and off-site forcemain lines are planned in conjunction with the development. Direct connection will be made to a District interceptor that has capacity for the anticipated flow that will be generated by the development. District sewerage system permits must be obtained in advance of construction of any sewerage facilities, and physical connection of the facilities to the District's system will not be allowed until they are inspected and approved by the District.

Since the property is in a separate sewer area and the contiguous ownership interest exceeds five acres, stormwater detention will be required under stormwater management provisions contained in Article 6.4 of the District's *Manual of Procedures for the Administration of the Sewer Permit Ordinance*.

The Engineering Department requests authority to negotiate a service agreement with the Village to serve the subject area.

The following terms and conditions will be included in the service agreement to be negotiated:

1. The District will receive an annual service fee for connected property based on 140 percent of the tax rate now levied within District boundaries, multiplied by the equalized assessed valuation (EAV) of the property covered by the service agreement. This service fee will apply through the end of the 2010 calendar year. A ten percent incremental increase will take effect on January 1, 2011, and successively each January 1 thereafter, until the property is annexed to the District.
2. The District will receive a one-time, non-refundable payment of \$1,500.00 as a service agreement administration fee to be remitted with submittal of a signed service agreement by the Village.
3. The District will be paid Connection Impact Fees in accordance with the Sewer Permit Ordinance at the rate of \$7,500.00 per acre for commercial/industrial development.

4. The Village, at its sole expense, will promptly undertake the necessary steps for annexation of the area into the District.
5. The Village must construct or cause to be constructed, at no cost to the District, all sanitary sewers and appurtenances necessary to serve the area.
6. Unpaid charges will be subject to a five percent penalty on the unpaid balance. All overdue payments, including penalties, will be subject to an interest charge of one and one-half percent per month on the unpaid balance.
7. The Village, at its sole expense, will obtain all necessary approvals from the Illinois Environmental Protection Agency, the Chicago Metropolitan Agency for Planning and other agencies as applicable, including in regard to amending the Facility Planning Area (FPA) designation from the "Thorn Creek Basin Sanitary District FPA" to the "MWRDGC FPA."
8. Other conditions necessary to protect the interest of the District and ensure the orderly development of the area will be included in the service agreement.

If further clarification is required, please advise the undersigned.

Requested, Kenneth A. Kits, Acting Director of Engineering, WSS:JRR

Recommended, Richard Lanyon, Executive Director

Respectfully Submitted, Frank Avila, Chairman Committee on Engineering

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for April 15, 2010

Attachment