

Geddes Ave Improvements Project
Sanitary & Water Main – Resident Costs

1. **Will residents be required to connect to the new sewer if my septic system is working properly?** Yes, if you are a City resident and the sewer fronts your property. By City Code (2:42.2), City of Ann Arbor properties within 200 feet of the new sewer will be required to connect their sewer lead to the sanitary main within 90 days once notice is given that the sewer is available. Ann Arbor Township properties will not be required to connect unless the County Health Department deems it necessary or if the property annexes into the City.
2. **Will residents be required to connect to City water?** If the water main is extended to areas currently not served by water, City of Ann Arbor properties within 200 feet must connect to the new water main within 90 days once notice is given that the water main is available. Ann Arbor Township properties will not be required to connect unless the County Health Department deems it necessary or if the property annexes into the City.
3. **Which properties currently do not have water?** All properties on Geddes Ave are currently served by a municipal water main. However, Riverview properties are not served. A sanitary sewer will likely be installed within Riverview to connect the proposed Geddes Ave sanitary to the existing sanitary sewer that terminates on Riverview (near the bend at 485 Riverview). There is no fire protection north on Riverview and we want to start addressing that. Building the two utilities together is also less disruptive and more cost effective.
4. **What will be the cost to connect to City sanitary sewer?** Here is a rough breakdown of expected costs. Please note that these costs are only estimates and will likely change over time.
 - Improvement Charge for Sanitary (2012 amount): \$24,665
 - Connection Charge (2014 amount) assuming 1" water tap: \$2,235
 - Sanitary Tap Fee (2014 amount): \$528
 - Construction of Private Lead and Abandonment of Existing Septic System: Varies greatly based on site conditions – call private contractors for estimates. Contractors may pass along savings if constructing more than one property. The expected range is \$5,000-\$25,000.
5. **If a water main is extended, what will be the cost to connect to City water?** Here is a rough breakdown of expected costs. Please note that these costs are only estimates and will likely change over time.
 - Improvement Charge for Water(2012 amount): \$15,552
 - Connection Charge (2014 amount) assuming 1" water tap: \$2,620
 - Meter Set Fee (2014 amount) assuming 1" water tap: \$460
 - Water Tap Fee (2014 amount) assuming 1" water tap: \$662 if owner's contractor digs trench or \$5,275 if City digs trench
 - Construction of Private Water Lead: Varies greatly based on site conditions – call private contractors for estimates. Contractors may pass along savings if constructing more than one property. The expected range is \$2,000-\$15,000.
6. **Can residents set up a payment program to pay the fees over time?** Improvement Charges may be paid in one lump sum or over a 15-year time period. If the improvement charges are paid over this time period, interest is charged equal to 1% over the average interest paid by the city for bonds sold to fund the improvements. This rate is currently 5.27% for sewer and 5.27% for water per annum (2010 interest rates). All other City fees and charges must be paid in one lump sum.