

ORDINANCE NO. 647
2ND SERIES

**AN ORDINANCE AMENDING CITY CODE CHAPTER 2,
SECTION 2.73, SUBDIVISIONS 6, 7, AND 8, SPECIAL ASSESSMENT PROCEDURES**

The City Council of the City of Alexandria does **ORDAIN**:

SECTION I. Section 2.73, Subdivision 6. C. (2) f. and Subdivision 7. C. (2) e. of the Alexandria City Code is hereby amended to read as follows:

Section 2.73. **Special Assessment Procedures**

Subd. 6. **Sanitary Sewer**

C. (2) f. If a property owner desiring to connect to an existing line, which is located in an area where there has been a special assessment made for sanitary sewer facilities in the past, there shall be no connection charge as herein provided, except in the following redevelopment circumstances:

i. For non-residential redevelopment, a connection charge is required if the redeveloped site requires a larger pipe size than the existing pipe size. In this case, the property owner will be charged the difference in connection charges between the existing pipe size and the proposed pipe size as set forth in subparagraph "a." above.

ii. For residential redevelopment, a connection charge is required if the redeveloped site will result in a net increase in density from the time the initial special assessments were made. In this case, the property owner will be assigned connection charges as set forth in subparagraph "a." above for the increased density.

Subd. 7. **City Water Connection**

C. (2) e. If a property owner desiring to connect to an existing line, which is located in an area where there has been a special assessment made for water facilities in the past, there shall be no connection charge as herein provided, except in the following redevelopment circumstances:

i. For non-residential redevelopment, a connection charge is required if the redeveloped site requires a larger pipe size than existing. In this case, the property owner will be charged the difference in connection charges between the existing pipe size and the proposed pipe size as set forth in subparagraph "C. (2) a. 1." above.

ii. For residential redevelopment, a connection charge is required if the redeveloped site will result in a net increase in density from the time the initial special assessments were made. In this case, the property owner will be charged connection charges as set forth in subparagraph "C. (2) a. 1." above for the increased density.

SECTION II. Section 2.73 of the Alexandria City Code is hereby amended by adding Subdivision 8:

Section 2.73. **Special Assessment Procedures**

Subd. 8. **Connection Charges For Redeveloped Parcels.** When parcels are redeveloped and connection is made to the sanitary sewer or water line, the connection charge shall be calculated as set forth under Section 2.73, Subd. 6 and Subd. 7, and credit shall be given to the past development based upon current values so the net connection charge shall be the difference between the connection charge calculated for the redeveloped property and the original property. (Also, see Section 2.73 Subd. 6. C. (2) f. and Subd. 7. C. (2) e.).

SECTION III. This Ordinance shall be in full force and effect from and after its passage and publication.

ADOPTED by the City Council of the City of Alexandria this 26th day of October, 2006, by the following vote:

YES: BIGGER, CARLSON, MILLER, BENSON, FRANK

NO: NONE

ABSENT: NONE

/S/ H. Dan Ness, Mayor

ATTEST: _____
/S/ James P. Taddei, City Administrator