

LANSING TOWNSHIP
MOWER COUNTY, MINNESOTA

Water/Sewer Shut-Off Policy

Purpose & Intent

It is the purpose and intent of Lansing Township to set a policy of water/sewer shut off procedures.

Only an authorized Township Employee shall turn on or shut off any water supply at the curb stop.

Water Turn-On and Shut-Off Fees

A fee as established by resolution of the Supervisors shall be charged for turning on or shutting off water except in instances where a connection permit has been obtained by the property owner.

Water Rates & Charges

- a. The water rate due and payable to the township by each water user for water taken from the township water system shall be at a monthly rate established by resolution and by the township supervisors.
- b. Water Turn On: The established turn-on fee will be charged for turning on water where service has been shut off for nonpayment of water billings, failure to repair a leak, discontinuance of service, or other reasons specified in this chapter.

Bills for Services, Delinquencies, Discontinuances, Tax Assessments:

- a. Billing: Invoices for water/sewer charges will be sent out to each property owner or user on or no later than the 5th of the month. Payment is due on the 10th of each month.
- b. Delinquencies: After the last day of the month in which payment is due, a late fee, which will be determined by the Township Supervisors by resolution will be applied and added to the amount due on the account and a notice or statement will be sent to the property owner or user informing the property owner or user that the account is delinquent. If the balance due on the account is not paid in full within ten (10) days of the day on which the account became due, a shut-off notice will be sent to the property owner or user informing the property owner or user that the account is delinquent and unless the account balance, is paid in full by the last day of the month, the water will be shut off and the prescribed shut off fee will be assessed.
- c. Discontinuance of Service: If the property owner or user does not respond to the notice given above, prior to the date indicated in the notice, and the statement remains unpaid, the water shall be shut off at the curb stop. Prior to the water being turned back on again, the property owner or user shall be required to pay all delinquent charges, plus penalties and reconnect fees.
- d. Appeals to Discontinue of Service: The property owner or user may appeal the notice to the township Supervisors during the period set forth in (b). Water service shall continue to the appealing property owner or user pending the

decision of the Supervisors on the appeal. Upon determination of the Supervisors, the water may be shut off pursuant to (c) as set forth above.

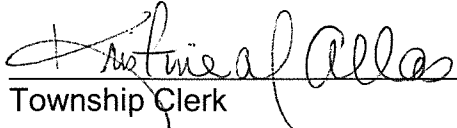
- e. Tax Assessments. All delinquent accounts may be certified by the Clerk who shall prepare an assessment roll each year providing for assessment of the delinquent accounts against the respective property served. This assessment roll shall be delivered to the Supervisors for adoption on or before December 10 of each year and upon approval thereof, the Clerk shall certify to the County Auditor the amount due, plus a certification fee as established by resolution of the Supervisors, and the County Auditor shall thereupon enter each such amount as part of the tax levy on such premises to be collected during the ensuing year. Such action may be optional or subsequent to taking legal action to collect delinquent accounts.

Rental Property. Water/Sewer bills on all rental property will become the sole responsibility of the property owners and be billed to such; and that deposit of one quarter's billing be required for continuance of service when an account has been delinquent for two quarters or before service can be resumed following a shut-off.

Passed and adopted by the Township Supervisors of the Township of Lansing, Mower County, State of Minnesota on 21 day of June, 2022.



Chair Person of Lansing Township



Township Clerk

LANSING TOWNSHIP
MOWER COUNTY, MINNESOTA
Resolution No.2022-0621
RESOLUTION ESTABLISHING RATES, CHARGES, AND
FEES REGARDING WASTEWATER AND WATER SERVICES

WHEREAS, Lansing Township("Town") established a wastewater treatment system in 2003 to provide for the collection and treatment of wastewater for the incorporated Village of Lansing (the "Village Wastewater System") and established a wastewater collection system to serve the Andyville east area of Lansing (the "Andyville Wastewater System") (collectively the "Wastewater System");

WHEREAS, the Village Wastewater System and the Andyville Wastewater System were established through separate subordinate service districts established pursuant to Minnesota Statutes, chapter 365A;

WHEREAS, the Town Board adopted "An ordinance Establishing Regulations and Charges Regarding Wastewater Treatment Facilities" (Ordinance No. 2012-1) to impose fees and regulate the use of the Wastewater System ("Wastewater Ordinance");

WHEREAS, the Town established a water system in 2004 to provide water service to properties within the Unincorporated Village of Lansing ("Water System")

WHEREAS, the Town Board adopted "An Ordinance Establishing Use and Rate Regulations for Water Service in the Unincorporated Village of Lansing, Mower County, Minnesota" to impose fees and regulate the use of the Water System ("Water Ordinance"); and

WHEREAS, the Wastewater Ordinance and the Water Ordinance indicate the Town Board will establish the rates and charges related to the Wastewater System and Water System; and

WHEREAS, the Town Board needs to establish rates, charges, and fees at a level sufficient to pay the costs to establish the subordinate service districts, pay professions fees, construct the systems, connect properties to the system, operate, maintain and repair the systems and pay the debt service costs. The amounts established in this resolution are based on a single classification of properties, as the systems service residential properties, but the Town Board will make such adjustments as may be needed if an owner proposes a commercial or individual use of the Water System and Wastewater System.

NOW THEREFORE, BE IT RESOLVED, that the Town Board hereby establishes, pursuant to Wastewater Ordinance, the Water Ordinance, Minn. Stat. 365.08, Minn. Stat. 444.075, the following rates, charges, and fees for the Wastewater System and Water System, which the Town Board determines are just and equitable:

WASTEWATER SYSTEM

Base Fee/Minimum Charge

A monthly fee imposed to pay for the on-going use and operation of the Wastewater System and the applicable debt service costs.

Monthly Wastewater Base Fee: \$52.00

Late Fee

Added each month to bills unpaid for more than 30 days.

Late Fee: \$10.00

Wastewater System Availability Charge

A monthly charge against each lot with a wastewater facility that fails to connect to the Wastewater System when it is available. This charge does not apply to vacant lots.

Village Wastewater System

Availability Charge (wastewater and water): \$100

Andyville Wastewater System

Availability Charge: \$52

Wastewater System Connection Charge

A one-time charge imposed to connect a home built on a vacant lot that was not charged a full share of the cost to install the system or to connect a home built on a new lot established after the cost to install the system was imposed on the existing lots in the district.

Village Wastewater System

Per House fee (includes wastewater and water connection) \$5500

Andyville Wastewater System

Per house fee: \$11,300

House Connection Fee

Town's actual costs to install the service line or owner can install using a master plumber.

Cost of Town to install the service connection from the road right-of-way to the home: \$3750*

or

Cost for property owner to install the service connection from the road-right-of-way to home: Owner's Responsibility

*These reflect estimated costs, the actual amount of the tax will be determined once the project costs are known.

Wastewater Permit Fee

A fee required to obtain a permit to connect the building drain to the service line. The fee assists to pay the cost of inspecting the connection.

Wastewater Permit Fee will be cost of inspection.

Subordinate Service District Wastewater System Establishing Costs

A tax imposed on each lot in the district to pay for the costs to establish and construct the wastewater system and to share in the cost of the treatment system. The amount of

tax assessed against each property will vary depending on whether the service connection in the home was constructed as part of the project or is installed by the owner. All work done by an owner to install the service connection or to connect the building drain to the service connection must be done by a licensed master plumber.

WATER SYSTEM

Base Fee/Maintenance Charge

A monthly fee imposed to pay for the on-going use and operation of the Water System and the applicable debt service costs.

Monthly Water Base Fee: \$48

Water Reconnection:

Amount charged to reconnect a property to the Water System once the water has been shut off.

Reconnect Fee: \$150

Late Fee

Added each month to bills unpaid for more than 30 days.

Late Fee: \$10

Water System Availability Charge

A monthly charge against each lot with a home that fails to connect to the Water System when it is available. This charge does not apply to vacant lots.

Availability Charge (wastewater and water) \$100

Water System Connection Fee

System Connection Fee (Includes wastewater and water connection): \$5500

Disconnection of Service for Village and Andyville Property Owners or Users

If the property owner or user does not respond to the notices given, prior to the date indicated in the notice, and the statement remains unpaid, the service, shall be shut off at the curb stop. Prior to the services being turned back on, the property owner or user shall be required to pay all delinquent charges, plus penalties and reconnect fees.

Adopted this 21st day of June, 2022

Attest: Kristina Fallas
Town Clerk

BY THE TOWN BOARD

Quinn MacIntyre
Town Chair

