

November 19, 1973

Napoleon City Council
L. R. Haase, Chairman

Subject: Ordinance Establishing Additional Tap Charges

Dear Larry:

Friday, November 16, 1973, a meeting between Tom Williams, Gene Gerken, Dick Hochman and myself was held at the City Building. The purpose of the meeting was to arrive at a mutual understanding of the subject proposed ordinance and to establish a mutual agreement as how it would apply to the proposed new Mobile Home Park on Glenwood N of the 24 bypass.

The following conclusions were forth coming:

1. The proposed ordinance is appropriate and necessary where there is reasonable access to the interceptor sewer.
2. An unusual barrier exists (24 bypass) between the Mobile Home Park and the interceptor sewer.
3. This barrier requires the installation of a steel casing (approx. \$6500.00) which is a special requirement of this particular barrier. All other work required to reach the interceptor (lift station and force main) would be required regardless of the barrier.
4. The Mobile Home Park will pay assessments for the lots developed, as developed. The initial development of 75 lots would require a \$6525.00 (\$87.00 per lot) assessment. The remaining 225 lots would require an \$87.00 per lot assessment when they are developed.
5. To avoid hardship on the developer and further encourage this type of development I recommend the city pay one-half of the estimated cost of the steel casing \$3250.00 by allowing this amount as credit on the assessment of the original 75 lots. Mr. Williams and Mr. Gerken both agreed to this proposal subject to City Council's acceptance.
6. Mr. Williams also agreed to provide a 40' wide right-of-way on the Park property adjacent and parallel to the 24 bypass for purpose of routing electric transmission and distribution lines across the bypass and out to Glenwood Avenue north of the bypass.

7. Compensation for oversizing of water lines will be provided for a 16" water main from the north side of Harmony Acres, across the bypass, north to the S.E. corner of the Mobile Home Park. ~~A 20' easement will be provided along the south line of the Mobile Home Park for future extension of the water line to the west.~~

8. Compensation for cost difference between the 8" ^{transit} and 16" cast iron water main will be determined by the developer engineering the job for both sizes and bids being obtained for the construction both ways. The difference in actual bid price will determine the differential cost.

9. Mr. Williams further indicated he was interested in underground electrical service to his new Mobile Home Park and requested a layout of proposed facilities.

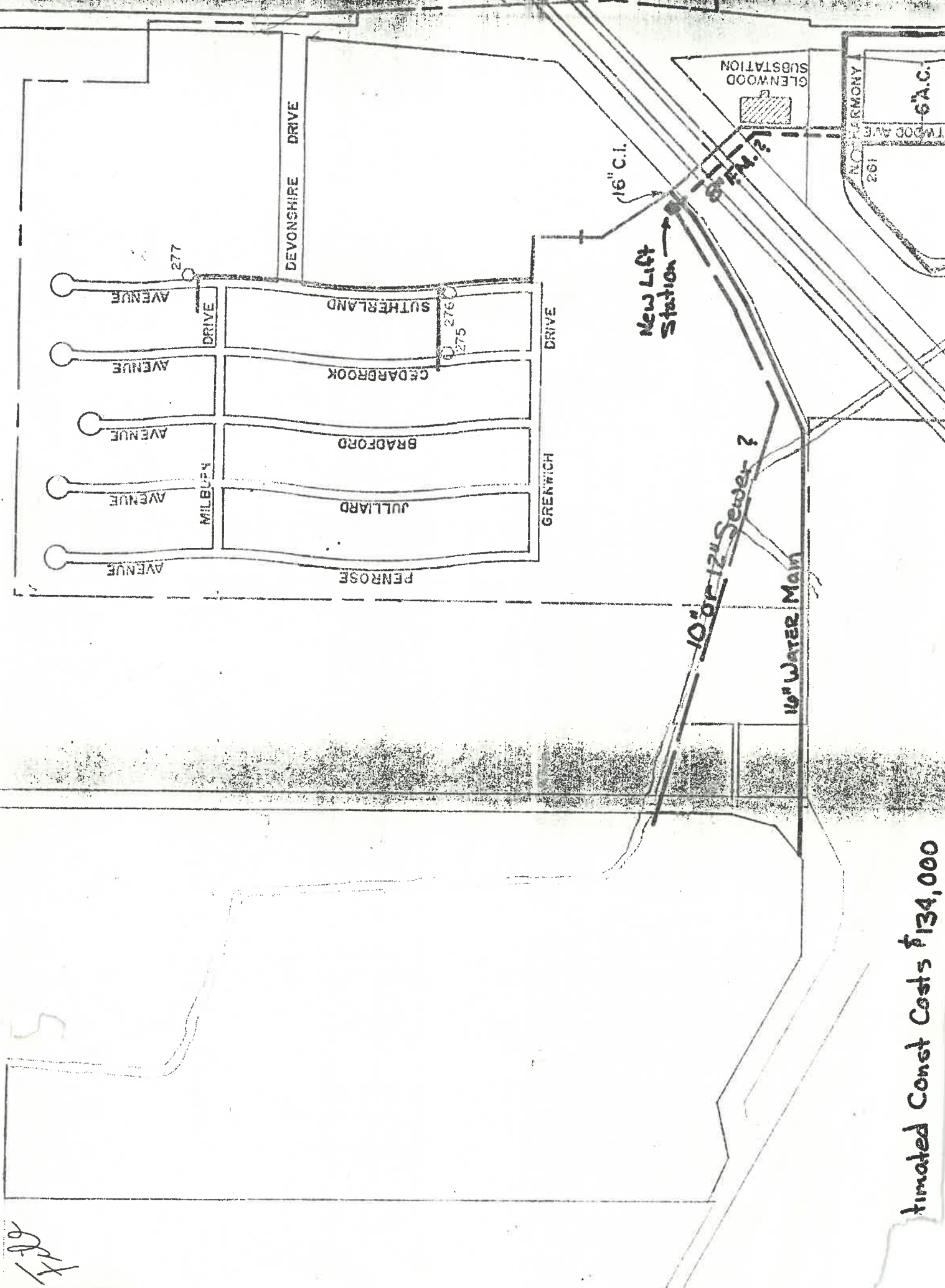
It is my opinion that Mr. Williams and Mr. Gerken are acting in good faith on this project and I want to advocate that the City act to encourage this type of development.

Sincerely,


M. R. Dorsey
Manager of Utilities

MRD/cv

cc: Tom Williams
Gene Gerken



Estimated Const Costs \$134,000

Handwritten initials or signature.