

St. James Township Sewer System

Beaver Island, MI

The St. James Township Sewer System Rate Study is nearing completion. Ordinance provisions call for an annual review of the Residential Equivalent Unit (REU) Schedule as a part of the study. Once the REU schedule is reviewed, adjustments can be adopted, and the new schedule is used as the basis for future user fees.

A draft schedule of REU changes is attached. Each Customer's current REU value is shown in column 3; preliminary adjusted REU values are shown in column 12 (2nd column from the right). The values are based upon the 2002 schedule of criteria (still in effect) unless otherwise noted, as outlined in the spreadsheet.

We request that you *provide written comments in support or against* any or all portions of the attached draft 2016 REU schedule, by mailing to:

St. James Township
PO Box 42
Beaver Island, MI 49782-0042

Or by email, sent to:

StJamesTwp.BI@gmail.com
StJamesTwp <dot> BI <at> gmail <dot> com

Please include:

1. Your name and contact information.
2. Your sewer system role (such as property owner, tenant, St. James Township resident, member of the public, media, township board member).
3. Your sewer property address(es), if different than your mailing address, along with your comments; please include reasons for your opinion.
4. Other sewer property locations for which you are submitting comments, along with your comments; please include reasons for your opinion.
5. General comments about the REU schedule; please include reasons for your opinion.

Deadline for written comments to be included in the township board packet: **03-Oct-2016**

Your input will assist the board in considering changes to the REU schedule at its October 5, 2016 meeting, for its inclusion in the final 2016 Rate Study.

If you are not in attendance at the board meeting, your comments will be read into the record, and discussed during the meeting. If you attend the meeting, the township board will read your written comments into the record and you will be given the opportunity to speak. You will also have the opportunity to provide input during the Rate Study public hearing on October 19, 2016, at 7 pm.

We can respond to questions of clarification over the phone, but verbal input will not be included in the public record, and also will not be included in the Township Board's decision-making process. If you have questions or need clarification, feel free to call Maureen Turner at 231-448-2824.

The current Sewer Use and Rate Ordinance may be reviewed at the township offices or may be obtained from:

http://www.stjamestwp.org/Notices/st_james_twp_sewer_ordinance_1.pdf

In advance, thank you!

DRAFT: WORK IN PROGRESS

PROPERTY ID	TAXPAYER	2014 REU VALUE	USE	2002 CRITERIA ⁽¹⁾	* AREAS (sf) ⁽⁹⁾	SEATING CAP.	ROOMS	FIXTURES	CALC. REUs	Adjusted REUs	DIFF.
15013-575-001-40	ALBIN, WM K & CHRISTINE	1.56	Retail Store	1.00/premise + 0.30/1000 sf	2134 gross (gr.)				1.64	1.64	0.08
15013-222-036-15	BEAVER ISLAND BOAT COMPANY	8.00	Ferry Boat Terminal	8.00/premise	*	466 ⁽²⁾			7.92	7.92	(0.08)
15013-575-002-50	BEAVER ISLAND HISTORICAL SOC OF MICHIGAN	1.18	Museum	0.50/1000 sf	2472 gr.				1.24	1.24	0.06
15013-222-049-10	BEAVER ISLAND PRESERVATION ASSOCIATION	3.20	Theater; Snack Bar; Public Institution	Theater: 2.00/theater; Public Inst: 0.75/1000 sf; Restaurant w/o bar 2.5/1000	7340 gr.; assume 3200 = theater; 500 sf food service ⁽⁸⁾				5.98	5.98	2.78
15013-222-049-20	BEAVER ISLAND TRANSPORTATION AUTHORITY	1.54	Office Bldg General	0.40/1000 sf	1632 gr.				0.65 ⁽¹⁾	1.00	(0.54)
15013-222-029-10	BONADEO, JON & SUZANNE	1.59	Retail Store	1.00/premise + 0.30/1000 sf	1352 gr.				1.49	1.49	(0.10)
15013-222-033-00	CULL, DENNIS	1.00	Residence	1.00	1696 gr.				1.00	1.00	0.00
15013-575-004-00	CULL, ROBERT D	1.00	Residence	1.00					1.00 ⁽³⁾	1.00	0.00
15013-579-010-00	CUSHMAN, CYNTHIA R GILLESPIE & DUSTIN	1.00	Residence	1.00	1600 gr.				1.00	1.00	0.00
15013-575-006-10	DIocese OF GAYLORD	3.20	Church Fellowship Hall	1.0/1000 sf	4026 gr.				4.03	4.03	0.83
15013-575-001-92	ELSWORTH, ROY H LIVING TRUST	5.00	Hotel, Motel, Residence	0.40/room; 1.00 residence; 0.54/washer			10		5.54	5.54	0.54
15013-222-043-10	EMERALD ISLE INVESTMENTS LTD	13.25	Restaurant (with Bar);	3.00/1000 sf	4292 gr.				12.88	12.88	(0.37)
15013-222-025-00	EW MARINE INC	1.00	Residence	1.00	300 gr.				1.00	1.00	0.00
15013-222-023-00	GACEK, THERESA I 1/2 INT MATELA RAYMOND A	1.00	Residence	1.00	1985 gr.				1.00	1.00	0.00
15013-222-049-15	GILLESPIE, RICHARD L & LAURA L	1.60	Office Bldg General	0.40/1000 sf	1800 gr.				0.72 ⁽¹⁾	1.00	(0.60)
15013-575-003-10	HAMMERMEISTER, DONALD K & CHRISTINA	1.00	Two-Family Residence	2.00/building	2528 gr.				2.00	2.00	1.00
15013-579-012-00	HARMON, JUDITH C	1.00	Residence	1.00	1534 gr.				1.00	1.00	0.00
15013-222-036-10	HODGSON FINANCIAL ENTERPRISES	6.54	Bar; residence upstairs	3.00/1000 sf; 1.00	3720 gr.				7.30	7.30	0.76
15013-222-038-10	HODGSON FINANCIAL ENTERPRISES	3.18	Convenience store; residence	1.00/1000 sf; 1.00	2100 - 1st fl. 4500 gr. 2250 - 1st fl.				3.25	3.25	0.07
15013-575-001-00	JOHNSON, JOHN A	1.56	Office Bldg General	0.40/1000 sf	896 gr.				0.36 ⁽¹⁾	1.00	(0.56)
15013-222-027-00	KING STRANG HOTEL CLUB INC	3.00	Lodge w/kitchen fac.	0.5/room ⁽⁷⁾	7504 gr.		19		9.50	9.50	6.50
15013-579-011-00	KOCOL, THADDEUS M & SUSAN M	1.00	Residence	1.00	960 gr.				1.00	1.00	0.00
15013-222-030-10	MARROQUIN, RAPHAEL	1.00	Residence	1.00	792 gr.				1.00	1.00	0.00
15013-575-005-00	MASINI, MARY KAY (MC DONOUGH)	1.00	Residence	1.00	2104 gr.				1.00	1.00	0.00
15013-222-040-00	MC DONOUGH, THOMAS K & LAURIE K	1.00	Residence	1.00	768 gr.				1.00	1.00	0.00

PLEASE SUBMIT YOUR WRITTEN COMMENTS IN SUPPORT OR AGAINST PORTIONS OF THIS REU SCHEDULE 'WORK-IN-PROGRESS' TO:
STJAMESTWP.BI@GMAIL.COM;
OR TO
ST. JAMES TOWNSHIP, PO BOX 42, BEAVER ISLAND, MI 49782

DRAFT: WORK IN PROGRESS

PROPERTY ID	TAXPAYER	2014 REU VALUE	USE	2002 CRITERIA ⁽¹⁾	*	AREAS (sf) ⁽⁹⁾	SEATING CAP.	ROOMS	FIXTURES	CALC. REUs	Adjusted REUs	DIFF.
15013-222-031-00	NACKERMAN HARBORFRONT LLC	1.58	Retail Store, Residence	1.00/premise+0.30/1000 sf, 1.00		2576 gr. 1536 1st fl. gr.				2.46	2.46	0.88
15013-579-009-00	PAVILION LAND HOLDINGS LTD	1.00	Residence	1.00		1920 gr.				1.00	1.00	0.00
15013-575-001-55	POWERS, JEFFREY F	3.15	Retail Store; Two-Family Residence	Retail: 1.00/premise + 0.30/1000 sf; Residence: 2.00/building		7944 gr.				4.19 ⁽⁴⁾	4.19	1.04
15013-575-001-94	POWERS, JEFFREY F	3.00	Retail Store; Veterinary Facility; Residence	Veterinary Facility: 1.50/1000 sf; Residence: 1.00/dwelling		3568 gr.				3.02 ⁽⁵⁾	3.02	0.02
15013-222-028-00	ST JAMES YACHT CLUB	1.00	Country Club Recreation Only	0.083/member	*	2256 gr.	50 ⁽⁸⁾			4.15	4.15	3.15
15013-222-047-10	TOWNSHIP OF ST JAMES	1.00	Public Restroom	No criteria in SJT; other = 1.08/fixture	*				8 ⁽⁶⁾	8.64	8.64	7.64
15013-222-045-00	TOWNSHIP OF ST JAMES	7.00	Marina; laundry; 2 restrooms w/showers; chamber office	0.25/slip; 0.54/washer; 1.0 office; 2 rest rooms w/showers @ 1.00 REU (Yachters only)			25 slips 1 washer 2 Bath			8.79	8.79	1.79
15013-222-029-00	WOOD, KATHLEEN	1.00	Residence	1.00		3582 gr.				1.00	1.00	0.00
	TOTALS:	84.13									109.02	24.89

* NO SPECIFIC CRITERIA GIVEN IN THE TOWNSHIP ORDINANCE; Researched other schedules to obtain a reasonable value.

⁽¹⁾ 1.00 minimum fee per month; based upon "Schedule of Unit Factors" used in 2002.

⁽²⁾ Value was compared to other schedule of 0.017/Passenger for transportation terminals including ferry facilities.

⁽³⁾ Vacant for several months (Maudrie parcel)

⁽⁴⁾ Without basement retail; REU value increases to 5.38 if basement retail is included.

⁽⁵⁾ Estimating veterinary space

⁽⁶⁾ Public restroom arbitrary on the SJT schedule; research other REU schedules = 1.08/plumbing fixture

⁽⁷⁾ Based upon motel/hotel/lodge with kitchen facilities

⁽⁸⁾ Estimate only.

⁽⁹⁾ Information taken from Township Tax records and information provided.

PLEASE SUBMIT YOUR WRITTEN COMMENTS IN SUPPORT OR AGAINST
PORTIONS OF THIS REU SCHEDULE 'WORK-IN-PROGRESS' TO:
STJAMESTWP.BI@GMAIL.COM;
OR TO
ST. JAMES TOWNSHIP, PO BOX 42, BEAVER ISLAND, MI 49782