

Darwin Miles

From: David Gerber [david.gerber@kellerconstruction.com]
Sent: Tuesday, March 24, 2015 3:13 PM
To: dmiles@mpisc.net
Subject: Enclave West
Attachments: Edw-Ordinance -Annexation.pdf; _Certification_.htm

Darwin, attached is the ordinance and resolution approving the Enclave West Apartment development. The ordinance contains the terms of the sewer agreement. The owner/developer spent approx. \$450,000 to bring the sewer to the property and then the City "lowered" the rate to \$50,000 per building (there std fee would have been \$62,000 per building based on the number of occupants. EW has 552 beds and paid a total fee including the clubhouse and study building of approx. \$725,000 payable in 3 annual installments.

The total property taxes to be paid for tax year 2014 (not a full assessment yet because 5 new buildings in 2014) \$302,000 – assessed value of almost \$4,000,000

The original Enclave only has 352 beds and the developer paid the full rate for a total \$395,000 in 3 annual payments. RE taxes for 2014 approx \$225,000 - assessed value of almost \$3,040,000.

Let me know if you need any other information.

Index for Evidence to Support SB 1815

- 1) Letter from the Mayor of Shiloh, Illinois to the Illinois Senate dated March 19, 2014.
- 2) American Water Works Association definition of a Connection Charge/Tap Fee.
- 3) Rendering of the 8,700 square foot Heartland Woman's Health Care building.
- 4) Wastewater/sewer tap connection fee comparison for Medical Office buildings.
- 5) Wastewater/sewer tap connection fee comparison for Hotels.
- 6) December 17, 2013 estimate for Caseyville Township Sewer tap fee for Heartland Woman's Health Care building.
- 7) May 1, 2014 Caseyville Township Sewer Invoice for Heartland Woman's Health Care building.
- 8) The 2013 invoice from the City of Mt. Vernon, Illinois, for the sewer tap fee for Heartland Woman's Health Care Medical Office building.
- 9) Marion, Illinois sewer tap fee for Heartland Woman's Health Care Medical Office building.
- 10) Sewer tap fees for a Medical Office building in Roselle, Illinois. Both Cook County and DuPage County.
- 11) Cerebral Palsy Illinois (non-for-profit) sues Caseyville Township over sewer rates.
- 12) Caseyville Township settles lawsuit with Cerebral Palsy of Southwestern Illinois.



1 Park Drive • Shiloh, Illinois 62269

James A. Vernier, II
Mayor
March 19, 2014

(618) 632-1022 PHONE
(618) 632-8942 FAX

Dear Senators,

My name is James Vernier and I am the President/Mayor of the Board of Trustees of the Village of Shiloh, Illinois. Today I am writing you in reference to Senate Bill 3507. As the elected President/Mayor of Shiloh representing all Citizens and Businesses in our Community, I urge you to pass Senate Bill 3507. Caseyville Township Sewer has long penalized Businesses of every size in their Facility Planning Area (**and even non-for-profit organizations**), with outrageous and unconscionable Sewer Connection fees, simply based on the fact that no one can question them, under current Legislation ILCS 1/205-104.

The Village of Shiloh has been attempting to attract numerous Medical Facilities in an area controlled by Caseyville Township Sewer (CTS) within their Facility Planning Area (FPA). It is quite evident that CTS will feel free to penalize Physician Groups, due to the additional plumbing required within a Medical Office and CTS's unprecedented and irrational definition of a "Unit" as it applies to CTS Sewer Connection Fees. All because CTS believes they have the right to charge whatever they want and interpret building plans however they see fit. **Medical services, new physicians and associated jobs are seriously needed in our area and no Governmental Body should be allowed to stand in the way and add unreasonable financial hurdles to Quality Healthcare or Quality Jobs that come with this critical industry.**

I thank you for your time and sincerely hope you pass SB 3507, not only for the Businesses, but the Citizens those businesses serve. We desperately need more Business investment in this State.

Respectfully,

James Vernier
Mayor
Village of Shiloh

DEFINITION

In Accordance with The American Water Works Association (AWWA)

The AWWA is the National Association which many of the Illinois Communities turn to for guidance for Water and Waste Water Treatment Plant Operations.

Connection Charge or Tap Fee: A charge assessed by the utility to recover the cost of connecting the customer's service line to the utility's facilities. It typically covers only the direct and indirect costs of physically tying the service line into the main and is considered a service charge.



**American Water Works Association/Raftelis Financial Consultants
2014 Water and Wastewater Rate Survey**

AWWA and RFC thank you and your utility for participating in the 2014 Water and Wastewater Rate Survey. Please report your utility's most current information when responding to questions. Monthly bills must be calculated using rates in place on January 1, 2014. For international utilities, please use US-dollars for currency related responses and US-gallons for volumetric related responses (for conversions, see the orange "Definitions" tab). For other operating and financial data, please use the most recent reporting period for which complete data are available, e.g., calendar year (CY), fiscal year (FY), etc. If you are unable to segregate information as requested (e.g., residential and non-residential water sales), record your response in the first available cell and make a note at the end of the section. Use approximations or rounding only when necessary. Please provide answers for as many questions as possible.

Please email your completed survey to Will Kerr: wkerr@raftelis.com

Questions can be addressed to Will by email as above or by phone at 704.247.3223

Please enter information in the yellow cells only; they will change color once data is entered. "n/r" stands for "no response", indicating that no information has been entered in the cell yet.

Respondent contact information

Name:	n/r
Title:	n/r
Phone:	n/r
Email:	n/r

Utility Name:	n/r
Address:	n/r
City:	n/r
State/Province:	n/r
Zip code:	n/r
Utility's webpage:	n/r

Please list the municipalities and counties your utility serves; add multiple names per line as needed.

Names:	n/r
Names:	n/r
Names:	n/r

Please select your utility's ownership model (select 1):

	<input checked="" type="checkbox"/>		Response
Municipality:	n/r	Homeowner's association/coop:	n/r
Governmental district/authority:	n/r	Private/investor owned:	n/r
Other (please explain)	n/r		

Currency Conversions

Canadian dollar to US dollar
Mexican peso to US dollar

Unit Conversions

From Value	=	To Value
Imperial (Canadian) gallon	=	US gallon
100 in ³	=	US gallon
1.35 cf	=	US gallon
100 cf	=	100 US gallons
100 gallons	=	cf
1.35 ccf	=	US gallon
1.35 ccf	=	100 US gallons
1.35 acre-ft	=	US gallon
1.35 acre-ft	=	MG
1.35 acre-ft/day	=	MGD
1.35 acre-ft/yr	=	MGD
1.35 cfm	=	MGD
1.35 MGD	=	MGD
1.35 m ³ /day	=	MGD

NOTES:

cf = cubic foot

ccf = 100 cubic feet

MG = million US gallons

MGD = million US gallons per day

cfm = cubic feet per minute

MIGD = million imperial gallons per day

Definitions

Applicable Season: Seasonal period for which seasonal (or peak) rates apply.

Capital Improvement Plan (CIP): a plan that identifies infrastructure and facility requirements over a multi-year period.

Connection charge or tap fee: a charge assessed by the utility to recover the cost of connecting the customer's service line to the utility's facilities. It typically covers only the direct and indirect costs of physically tying the service line into the main and is considered a service charge.

Cost of service: the total cost of providing any service to customers

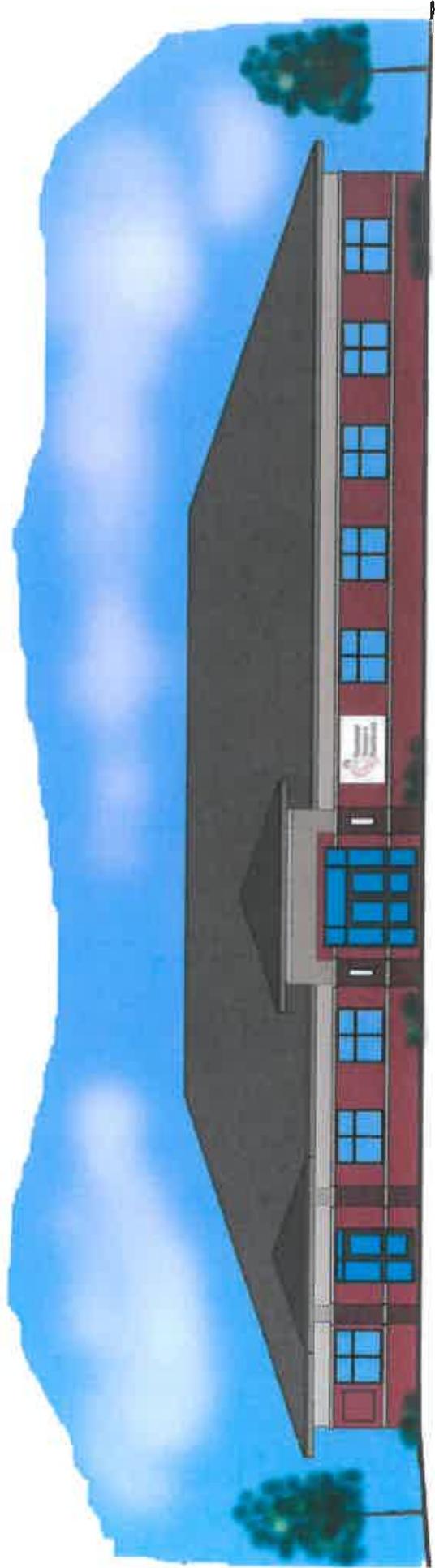
Differential: the difference between rates charged for water or wastewater services provided inside and outside municipal limits.

Effective Date: Date on which the current rates took effect.

Full-time Equivalent (FTE): an FTE is the allocation of employee time equal to 2080 hours per year. The number of FTEs is calculated by dividing the total employee hours worked during the reporting period by 2080 hrs.

General fund: Most utilities that are operated as a separate department or operating unit of a broader government entity (e.g. a city or county government) are set up as a separate and independent Enterprise Fund for accounting and financial management purposes. The term General Fund refers to the general operating fund of the broader governmental entity. For accounting and reporting purposes, the financial results of Enterprise Funds are reported separately from the General Fund within the financial statements for the government entity. In a situation where a utility is operated as a separate governmental entity, such as a utility district or authority, this distinction may not be applicable.

Monthly Charges: Calculated monthly charges, including service charge and volume charge, are based on different meter sizes (5/8-inch (or 3/4-inch), 2-inch, 4-inch, and 8-inch) and water consumption levels reflecting residential, commercial, and industrial customer classes. Water consumption levels are indicated in cubic feet (cf) and equivalent gallons (gal). For those utilities that bill based on gallons or cubic meters, water charges have been calculated for the exact usage, not a rounded usage.



FRONT ELEVATION (EAST)



WASTEWATER/SEWER TAP CONNECTION FEE COMPARISON

8,700 SQUARE FOOT MEDICAL OFFICE BUILDING

Mt. Vernon, IL Sewer Dept.	\$ 300.00
\$50.00 Plan Review Fee	
Marion, IL Sewer Dept	\$ 700.00
Roselle, IL Sewer Dept	
(2 Sewer Districts in Roselle)	
1 Cook County	\$ 750.00
2 DuPage County	\$ 1,500.00
Collinsville, IL	\$ 3,000.00
St. Clair Township Sewer (adjacent)	\$ 5,000.00
Caseyville Township Sewer (12-07-13)	\$51,800.00**
\$2,000 Plan Review Fee	
Caseyville Township Sewer (05-01-14)	\$67,800.00****
\$2,000 Plan Review Fee	

****This is an estimate which can be increased at the will of the Sewer Supervisor when interpreting "Units" on the final floor plan.**

******This \$67,800.00 sewer tap fee invoice was submitted by Caseyville Township Sewer on May 01, 2014. As was anticipated above, the fee was increased from the date of estimate (12-07-13) and final invoice (05-01-14); however the 8,700 square foot building now has two less plumbing fixtures, according to the architect and contractor.**

WASTEWATER/SEWER TAP CONNECTION FEE COMPARISON

128 Room Hilton Garden Inn Hotel

Collinsville, IL Sewer Dept	\$ 3,000.00
Mt Vernon IL Sewer Dept	\$ 13,000.00
Caseyville Township Sewer	\$260,000.00

180 Room Drury Inn Hotel

Collinsville, IL Sewer Dept	\$ 3,000.00
Mt. Vernon IL Sewer Dept	\$ 18,000.00
Caseyville Township Sewer	\$319,200.00

COMMERCIAL *ESTIMATE*****

CASEYVILLE TOWNSHIP SEWER TAP-IN FEE INVOICE/WORKSHEET

COMPANY NAME: **HARTLAND WOMEN'S HEALTHCARE**

OWNER OR DEVELOPER: _____

ADDRESS OF OWNER OR DEVELOPER: _____

PHONE: _____

FAX#: _____

ADDRESS OF BUSINESS IF DIFFERENT: _____

TYPE OF BUSINESS: _____

METER READ _____

TAP IN FEE CALCULATIONS

(UNIT CHARGE + ACREAGE CHARGE + INSPECTION FEE = TOTAL TAP IN FEE)

UNIT CHARGE CALCULATIONS

HOTEL AND MOTEL \$2,000.00 PER UNIT

NUMBER OF UNITS N/A X \$2,000.00 PER UNIT (UP TO 50) TOTAL: \$ _____

50 OR MORE UNITS _____ X \$1,500.00

TOTAL: \$ _____

COMMERCIAL CONNECTION \$2,000.00 PER UNIT

NUMBER OF UNITS 23 X \$2,000.00

TOTAL: **\$46,000.00**

ACREAGE CHARGE CALCULATIONS

COMMERCIAL CONNECTION LESS THAN 1/2 ACRE

(\$2,500.00 MIN./NUMBER OF ACRES) _____ X \$2,500.00

TOTAL: \$ _____

COMMERCIAL CONNECTION 1/2 ACRE OR MORE

(\$3,500.00 MIN./NUMBER OF ACRES) 1 X \$3,500.00

TOTAL: **\$3,500.00**

NUMBER OF ADDITIONAL STORIES _____ X \$1,000.00

TOTAL: \$ _____

(1 STORY = 0)

TOTAL UNIT CHARGE \$ **46,000.00**

TOTAL ACREAGE CHARGE \$ **3,500.00**

INSPECTION FEE @ \$300.00 \$ **300.00**

PREVIOUS AMOUNT PAID (-) \$ **49,800.00**

*****TOTAL TAP IN FEE DUE*** \$ 49,800.00**

*****TOTAL PLAN REVIEW FEE* \$ 2,000.00**

WORKSHEET COMPLETED BY **JH**

DATE: **12/17/2013**



Caseyville Township Wastewater Treatment System

NO. 1 ECOLOGY DRIVE
O'FALLON, IL 62269-1640

(618) 632-2414

FAX (618) 632-1477

email: admin@ctwastewater.org

COMMERCIAL

CASEYVILLE TOWNSHIP SEWER TAP-IN FEE WORKSHEET AND INVOICE

COMPANY NAME: **Heartland Women's Healthcare**

OWNER OR DEVELOPER: _____

ADDRESS (BILLING) **1191 Forture Blvd.
Shiloh, IL**

PHONE: _____ Fax: _____

ADDRESS OF BUSINESS IF DIFFERENT: _____

TYPE OF BUSINESS: **Medical Building**

METER READ OR FLAT RATE ACCOUNT

TAP IN FEE CALCULATIONS

(UNIT CHARGE + ACREAGE CHARGE + INSPECTION FEE = TOTAL TAP IN FEE)

UNIT CHARGE CALCULATIONS

HOTEL AND MOTEL \$2,000.00 PER UNIT

NUMBER OF UNITS N/A X \$2,000.00 PER UNIT (UP TO 50) TOTAL \$ _____

50 OR MORE UNITS N/A X \$1,500.00 TOTAL \$ _____

COMMERCIAL CONNECTION \$2,000.00 PER UNIT

NUMBER OF UNITS **31** X \$2,000.00 TOTAL **\$62,000.00**

ACREAGE CHARGE CALCULATIONS

COMMERCIAL CONNECTION LESS THAN 1/2 ACRE

(\$2,500.00 MIN./ NUMBER OF ACRE) N/A x \$2,500.00 TOTAL \$ _____

COMMERCIAL CONNECTION 1/2 ACRE OR MORE

(\$3,500.00 MIN./ NUMBER OF ACRE) 1 X \$3,500.00 TOTAL **\$ 3,500.00**

NUMBER OF ADDITIONAL STORIES _____ X \$1000.00 TOTAL \$ _____

(1 STORY = 0)

TOTAL UNIT CHARGE \$ **62,000.00**

TOTAL ACREAGE CHARGE + \$ **3,500.00**

INSPECTION FEE @ \$300.00 \$ **300.00**

PREVIOUS AMOUNT PAID (-) \$ _____

***TOTAL TAP FEE DUE* \$65,800.00**

***TOTAL PLAN REVIEW FEE* \$ 2,000.00**

WORKSHEET COMPLETED BY **JA** DATE: **05/01/2014**

Jim Shaw
237-2569

CITY OF MT. VERNON, ILLINOIS
APPLICATION FOR BUILDING PERMIT
CITY HALL PHONE: 242-5000



Mt. Vernon, Illinois August 31, 2012

Application is hereby made for a permit for a

Medical Facility

Cost \$ 914,226.00

Type of building such as residence, school, business, garage, office, trailers, etc.

Job Address: <u>3130 Veterans Dr. Mt. V.</u>	LEGAL DESCRIPTION OF PROPERTY	
OWNER: <u>Mr. Michael Schifano</u>	Lot <u>E. 270' Lot 2</u>	Block <u>451</u>
Name: <u>Heartland Medical</u>	Subd. <u>Alexander Plaza Pkns.</u>	
Address: <u>3804 Office Park Drive</u>	Size of Lot <u>270' x 344' +/-</u>	
City: <u>Manor, IL</u> Phone: <u>618-922-5089</u>	Sketch Plot on Reverse Side <u>6-36-451-009 (P)</u>	
CONTRACTOR: <u>Lipps Construction</u>	TYPE OF CONSTRUCTION OF PROPOSED BUILDING	
Address: <u>1300 George St., Mt. V., IL</u>	Walls <u>Wood</u>	Roof <u>Shingle</u>
ARCHITECT: <u>Lunsford Architects</u>	Basement <u>Concrete</u>	Exterior <u>Brick</u>
Address: <u>2170 Dr. Spring Rd, Carverville IL</u>	No. Rooms <u>12</u>	No. Baths <u>9</u>
PLUMBING CONTRACTOR: <u>Industrial Mechanical</u>	No. Bedrooms <u>N/A</u>	Stories <u>1</u>
Address: <u>501 Franklin St., Centralia, IL</u>	Sq. Ft. Living Area <u>5768</u>	
ELECTRIC CONTRACTOR: <u>KT Electric</u>	Sq. Ft. Garage <u>N/A</u>	
Address: <u>15900 N. McCook Rd., Mt. V., IL</u>	SIZE OF ELECTRIC SERVICE	AMPS <u>100</u>
ROOFING CONTRACTOR: <u>Jim Taylor Roofing</u>		
Address: <u>1127 East B St., Belleville, IL</u>		
CLASS OF WORK		
	RESIDENTIAL	COMMERCIAL
New		X
Alteration		
Addition		
Storage		
Demolition		

NOTES / COMMENTS:

ENTERPRISE ZONE

P-6-36-451-009

PROPERTY ID NUMBER:
#190/18 Sept-12

BUILDING PERMIT NUMBER / DATE:
[Signature] 31-Aug-12

BUILDING INSPECTOR / DATE:
[Signature] 9/12/12

All requests for permits for buildings to be used for public purposes must be accompanied by plans and specifications prepared by a registered architect or structural engineer licensed to operate in the State of Illinois. I/We hereby agree to construct the above described building in accordance with the plan, building plans and specifications submitted herewith and in strict compliance with all provisions of the International Building Code, 2006 Edition; International Existing Building Code, 2006 Edition; International Residential Code for One- and Two-Dwellings, 2006 Edition; International Mechanical Code, 2006 Edition; International Fire Code, 2006 Edition; NFPA 70: National Electrical Code, 2006 Edition; NFPA 101 Life Safety Code, 2006 Edition; Article 5, 7, 9, 17, and 21 of the Revised Code of Ordinances of the City of Mt. Vernon; Illinois State Detector Law and all other applicable State and Federal Laws. Copies of the above Codes and Ordinances adopted by the City of Mt. Vernon are on file in the Office of the City Clerk.

If this property is regulated under Part 61 of Title 40 of the Code of Federal Regulations (CERCLA), be advised that the owner or contractor must file a NESHAP notification form with the Illinois Environmental Protection Agency, as required by Section 61.145(b) of Title 40 of the Code of Federal Regulations. For notification forms and additional guidance please visit www.epa.state.il.us/neshap.

PAID
OCT 25 2012

City Clerk
Signature of *Jim Shaw*
Mt. Vernon, IL

FOR OFFICIAL USE ONLY

Fees	Amount	By	Fees	No.	Amount	By
Water Deposit	450.00	<i>[Signature]</i>	Building	E.P.V.I.	00.00	<i>[Signature]</i>
Water Hook-Up Fee	25.00	<i>[Signature]</i>	Electrical	E.P.V.I.	00.00	<i>[Signature]</i>
			Sewer		300.00	<i>[Signature]</i>
			Plumbing			
Total	475.00		Water TAP 2" into		814.23	<i>[Signature]</i>
			excavating permit		00.00	<i>[Signature]</i>
			Inspection		50.00	<i>[Signature]</i>
			Total		1164.23	<i>[Signature]</i>

VARIANCE N/A

FILED

Building Inspector *[Signature]*

Zone B-2

SEP 18 2012
Permit No. 190

Date 9/18/12

City Clerk
Mt. Vernon, IL

Marion, IL

METER IN/OUT DEPOSIT FEES

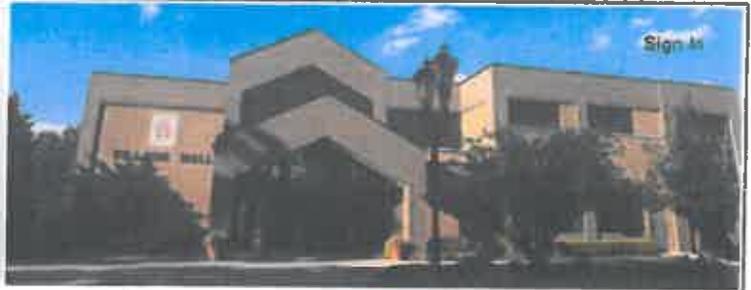
NEW SERVICE TAPS FEES

$\frac{1}{2}$ "	$\frac{1}{2}$ "	\$ 70.00	$\frac{3}{4}$ " Meter	\$ 700.00
$1\frac{1}{2}$ "		\$ 200.00	1" Meter	\$ 800.00
2" to 4"		\$ 300.00	2" Meter	\$ 900.00
OVER 4"		\$ 500.00	OVER 2" Grants Permission	\$ 450.00
	10 ft. max		Main Extension	\$ 450.00
	FIXED		Reconnect Fee - first time - goes up in \$5.00 increments thereafter	\$ 30.00
			Return Check Fee	\$ 30.00
			Automatic Sprinkler Systems	\$ 27.00
			Plumber Permits	\$ 50.00
			Lot Fees	\$ 50.00

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VILLAGE GOVERNMENT | DEPARTMENTS | FOR RESIDENTS | FOR BUSINESS

You are here: [Home](#) > [For Residents](#) > [Services](#) > [Water](#) > Water Sewer Connections

Water Sewer Connections

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[Water Leaks](#)

[Water Sewer Connections](#)

[Water Sewer Rates](#)

[Water Quality Reports](#)



General Requirements

If you are interested in connecting to the Village of Roselle's water and/or sanitary sewer system, please contact the Village Hall at (630) 980-2000.

Residents are responsible for hiring a licensed contractor to make the physical connection to the utility line; however, a permit is required to complete the connection.

Permit applications can be picked up at the [Building Department](#) desk inside Village Hall. Please remember that it takes three to five working days to process a permit application.

Standard Fees

The standard tap-on fees as follows:

- Water Tap On Fee \$850 (both DuPage and Cook Counties)
- Sewer Tap On Fee \$750 (Cook County); \$1,500 (DuPage County)
- Water Meter Fee \$400 (Access Plus - automatic dial-in)
- Inspection Fee \$20

In addition to standard fees listed above, there may be applicable recapture fees.

Recapture Fee

A recapture fee is a fee assessed to a parcel, by Village ordinance, which "recaptures" the Village's investment in the water and/or sewer infrastructure applicable to that parcel.

Recapture fees are typically calculated by prorating the cost of the line's installation over all of the parcels which benefit from the line. The total project costs are either divided evenly among all benefiting parcels, or the project cost is assessed proportionately to all parcels based upon their front footage along the line.

Village Hall can determine, prior to connection, whether or not there are any outstanding recapture fees applicable

Recapture ordinances are recorded against all affected properties, so that people buying or selling homes in Roselle are aware of the fees. These fees are due only when the property owner decides to tap into the Roselle water and/or sanitary sewer system.

VILLAGE OF ROSELLE 31 S. PROSPECT STREET ROSELLE, IL 60172 PH: (630) 980-2000

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Not-for-profit sues over Caseyville Township's sewer rates; alleges discrimination

February 6, 2013 1:49 PM
By BETHANY KRAJELIS

A not-for-profit organization that serves people with developmental disabilities and two St. Clair County residents have filed a federal lawsuit over Caseyville Township's sewer rates.

Cerebral Palsy of Southwestern Illinois (CPSWIL), Erik Schuetz and Florence Thompson brought the complaint late last month against the township, its Sewer and Wastewater Treatment systems, and six township officials.

They claim the defendants are charging CPSWIL "a higher tap-in fee and monthly sewer services rate than it charges other owners of single family detached dwellings because CPSWIL's two dwellings will operate as group homes for persons with disabilities."

The suit seeks declaratory and injunctive relief under the Fair Housing, Americans with Disabilities and the Rehabilitation acts.

CPSWIL, which is based in Belleville, recently opened a six-person group home on Oulvey Street in Fairview Heights and is in the process of finishing construction of another six-person group home on Ruby Lane in Fairview Heights, the suit states.

Both will operate as community-integrated living arrangements (CILAs) that will serve adults who have cerebral palsy and other developmental disabilities and need living assistance. CPSWIL has two existing CILA homes: one on Potomac Drive in Belleville and another on Monticello Street in Fairview Heights.

Schuetz, a 33-year-old Belleville resident, is one of two individuals CPSWIL has identified to move into its Ruby Lane home. Thompson is a 48-year-old Fairview Heights resident and one of four individuals set to move into the Oulvey Street home.

They both have cerebral palsy, use an electric wheelchair and require assistance to live independently, the suit states.

CPSWIL asserts that the tap-in fee the defendants charged is more than "four times as much as other single family residences are charged" and its monthly rate for sewer services is "fifty percent higher than the rate charged" to other single family residences.

The defendants, according to the complaint, justified the higher fees by classifying the dwellings as commercial rather than residential.

"Under the relevant ordinance, the appropriate sewer connection for group homes is a residential connection for a single family residence," the suit asserts. "Even if the ordinance requires a commercial connection or multi-family residential tap-in fee, plaintiffs requested a reasonable accommodation from the defendants' rules, policies and practices so that the six-person group homes are charged a single family residential rate and tap-in fee."

The suit asserts the defendants refused to grant such an accommodation to "treat the group homes as single family residences as a means of discriminating against plaintiff CPSWIL and the intended residents of the home, all of whom are individuals with disabilities."

In the complaint, CPSWIL contends that at least one other CILA provider, Support Systems & Services, operates two five-person group homes in Fairview Heights and gets charged a residential monthly sewer rate from the defendants.

The organization asserts that its group homes are detached single family homes that "generally resemble other homes in the area." It also believes residents at these homes will use about the same amount of water and sewer services as a large family would.

According to the complaint, the defendants charged CPSWIL a commercial connection tap-in fee of \$12,800 in July 2012 for its Oulvey Street group home. The organization's executive director, Jeanne Haeger, believes the home should have been charged \$2,575 for a single family residence.

CPSWIL, according to the suit, paid the fee as to not delay the move in date for residents of the Oulvey Street group home.



Kennedy

News Democrat

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Next Story

Caseyville Township settles discrimination lawsuit for \$60,000

By DANIEL KELLEY

News-Democrat December 12, 2013

Facebook Twitter Google Plus Reddit E-mail Print



Caseyville Township trustees have settled a federal lawsuit alleging the trustees discriminated against disabled residents by charging a nonprofit group four times more than it should have for a sewer tap-in fee.

The township has agreed to pay \$60,000 to Cerebral Palsy of Southwestern Illinois, based in Belleville, and refund \$10,225 of the nonprofit's tap-in fee. The settlement agreement states township trustees do not admit any wrongdoing in the lawsuit and settled to avoid further expense.

Township officials directed a request for an interview regarding the settlement to township attorney Tom Fleming. Fleming could not be reached for comment.

The nonprofit filed the lawsuit in January following the construction of two group homes located at 220 Oulvey St. and 4 N. Ruby Lane in Fairview Heights. The settlement was approved on Aug. 29. The News-Democrat obtained the agreement through a request under the Freedom of Information Act.

Both locations host a 6-person group home with staff members providing care for adults with cerebral palsy. Cerebral palsy is a common congenital disorder of muscle tone most often diagnosed in childhood.

The township's Board of Trustees initially considered the homes as commercial property and later as multi-family dwellings, according to court documents.

In July 2012, township officials charged the nonprofit \$12,800 to tap-in to the township sewer system. As a single-family residence, the cost would have been \$2,575.

Sewer Connection Fees

Springfield, Illinois & Chatham, Illinois

Residence	\$ 400.00
8,700 S.F. Medical Office Building	\$ 1,395.00
128 Room Hotel	\$ 15,150.00

Caseyville Township

Residence	\$ 2,000.00
8,700 S.F. Medical Office Building	\$ 67,800.00
128 Room Hotel	\$260,000.00

Caseyville Township
St. Clair County, Illinois

ANNUAL FINANCIAL REPORT
Year Ended March 31, 2012

AND
INDEPENDENT AUDITOR'S REPORT



NOTES TO FINANCIAL STATEMENTS
(continued)
March 31, 2012

Note 7: Other Note Disclosures (continued)

J. Joint Governmental Agreement (continued)

the City of Fairview Heights during the year ended March 31, 2012 were \$88,942 and are reported in contributed capital (see Note 7A).

K. Restricted Assets (Cash and Investments) Sewerage Fund

Restricted assets consist of various accounts set up by the current bond ordinance for special purposes or accounts that are restricted for a limited purpose. The detail consists of the following as of March 31, 2012:

Bond reserve and depreciation	\$ 1,551,060
Debt service	2,866,541
Tap-in account	6,394,510
Joint activity account	1,778
	<u>\$10,813,889</u>

L. Commitments

The System entered into a long-term construction contract for expansion of the sewer system. As of March 31, 2012 a contract for approximately \$6,051,614 was approved with financing from a loan through the Illinois Environmental Protection Agency. No amounts were completed through March 31, 2012.

M. Liability Insurance (Tort) Expenditures and Fund Balance Restriction

The Township levies for liability insurance, a restricted levy. The changes in its fund balance are reported as follows:

	March 31, 2011 restricted balance	\$ -
	2010 Levy collected in 2011	67,086
<i>WHAT TYPE</i>	Insurance expense	\$ 64,445
	Legal fee	4,500
		<u>68,945</u>
	March 31, 2012 restricted balance	<u>\$ -</u>

N. Prior Period Adjustment 3

A prior period adjustment of \$169,856 on Exhibit B and Exhibit H was made for the year ended March 31, 2011 to adjust for the effect of an excess of interest expensed during the prior fiscal year.

Caseyville Township
St. Clair County, Illinois

ANNUAL FINANCIAL REPORT
Year Ended March 31, 2014

AND
INDEPENDENT AUDITOR'S REPORT

The logo consists of the letters 'AKS' in a large, bold, serif font. The 'A' and 'K' are connected at the top, and the 'S' is positioned to the right. The letters are black with a white outline.

**ALLISON KNAPP &
SIEKMANN, LTD.**

CERTIFIED PUBLIC ACCOUNTANTS

NOTES TO FINANCIAL STATEMENTS
(continued)
March 31, 2014

Note 7: Other Note Disclosures (continued)

J. Joint Governmental Agreement (continued)

of Fairview Heights. The Township is the sole owner of such lines and equipment. The account was closed during the prior fiscal year.

K. Restricted Assets (Cash and Investments) Sewerage Fund

Restricted assets consist of various accounts set up by the current bond ordinance for special purposes or accounts that are restricted for a limited purpose. The detail consists of the following as of March 31, 2014:

Bond reserve and depreciation	\$ 1,558,738
Debt service	3,375,980
Tap-in account	7,461,568
Construction	428
	<u>\$12,396,714</u>

L. Liability Insurance (Tort) Expenditures and Fund Balance Restriction

The Township levies for liability insurance, a restricted levy. The changes in its fund balance are reported as follows:

March 31, 2013 restricted balance		\$	
2012 Levy collected in 2013			67,080
Insurance expense	\$ 59,533		
Legal fee	<u>6,000</u>		<u>65,533</u>
March 31, 2014 restricted balance		\$	<u>1,547</u>

Area Water & Sewer Costs

Community	6,000 Gallons of Water	6,000 Gallons of Sewage	Total 6,000 Gallons Water & Sewage
1 Lebanon	\$58.66	\$58.66	\$117.32
2 Mascoutah	\$42.76	\$51.32	\$94.08
3 Alhambra	\$29.50	\$46.00	\$75.50
4 Glen Carbon	\$94.95	\$45.40	\$80.35
5 Mt Vernon	\$42.24	\$44.40	\$86.64
6 Flora	\$46.00	\$42.08	\$88.08
7 Shiloh	\$80.15	\$40.87	\$121.02
8 Pocahontas	\$58.50	\$37.60	\$96.10
9 Pinckneyville	\$92.00	\$36.69	\$68.69
10 Desoto	\$30.30	\$36.00	\$66.30
11 Millstadt	\$29.54	\$35.56	\$65.10
12 Greenville	\$40.00	\$35.39	\$75.39
13 Carmi	\$32.00	\$33.60	\$65.60
14 Effingham	\$23.52	\$33.60	\$57.12
15 Hannibal	\$44.09	\$33.50	\$77.59
16 Collinsville	\$24.12	\$35.00	\$59.12
17 Highland	\$34.05	\$32.84	\$66.89
18 Edwardsville	\$25.30	\$32.35	\$57.65
19 Swansea	\$71.90	\$32.24	\$104.14
20 Freeburg	\$43.92	\$31.17	\$75.09
21 Illinois	\$49.35	\$30.10	\$79.45
22 Marshall	\$26.64	\$29.82	\$56.46
23 Beardstown	\$84.15	\$29.40	\$113.55
24 Salem	\$37.00	\$28.53	\$65.53
25 Chester	\$37.00	\$28.30	\$65.30
26 Aviston	\$47.00	\$28.16	\$75.16
27 Caseyville	\$39.75	\$27.80	\$67.55
28 Caseyville	\$36.29	\$27.74	\$64.03
29 Teutopolis	\$43.40	\$27.55	\$70.95
30 Golconda	\$65.03	\$27.00	\$92.03
31 Fairview Heights	\$41.00	\$26.95	\$67.95
32 Pana	\$48.00	\$26.70	\$74.70
33 Arcola	\$32.04	\$26.70	\$58.74
34 Harrisburg	\$67.81	\$26.27	\$94.01
35 Vandalia	\$31.37	\$25.08	\$56.45
37 Arthur	\$60.00	\$23.70	\$83.70
38 Anna	\$41.06	\$23.43	\$64.49
40 Troy	\$18.70	\$23.30	\$42.00
41 Albers	\$38.80	\$23.21	\$62.01
42 Jackson	\$27.00	\$23.07	\$50.07
43 New Baden	\$25.20	\$23.00	\$48.20
44 Oney	\$25.00	\$22.45	\$47.45
45 East St Louis	\$72.81	\$21.60	\$94.41
46 Carbondale	\$20.10	\$21.36	\$41.46
47 Hillsboro	\$53.00	\$20.45	\$73.45
48 Clay City	\$41.66	\$19.56	\$61.22
49 Columbia	\$26.77	\$19.06	\$45.83
50 Herrin	\$27.60	\$17.30	\$44.90
51 Goreville	\$56.00	\$17.25	\$73.25
52 Breese	\$38.08	\$16.86	\$54.94
53 Murphysboro	\$29.15	\$16.81	\$45.96
54 West Frankfort	\$22.95	\$16.67	\$39.62
55 Alton	\$67.69	\$15.70	\$83.39
56 Jonesboro	\$37.27	\$14.30	\$51.57
Average Costs	\$41.29	\$29.15	\$70.44

Community	6,000 Gallons of Water	6,000 Gallons of Sewage	Total 6,000 Gallons Water & Sewage
1 Beardstown	\$84.15	\$29.40	\$113.55
2 Shiloh	\$80.15	\$27.00	\$107.15
3 East St Louis	\$72.81	\$21.60	\$94.41
4 Swansea	\$71.90	\$32.24	\$104.14
5 Belleville	\$67.81	\$26.20	\$94.01
6 Alton	\$67.63	\$15.70	\$83.33
7 Fairview Heights	\$65.03	\$27.00	\$92.03
8 Staunton	\$60.00	\$23.70	\$83.70
9 Lebanon	\$58.66	\$58.66	\$117.32
10 Pocahontas	\$58.50	\$37.60	\$96.10
11 Goreville	\$56.00	\$17.25	\$73.25
12 Hillsboro	\$53.00	\$20.45	\$73.45
13 Illinois	\$49.35	\$30.10	\$79.45
14 Arcola	\$48.00	\$26.70	\$74.70
15 Aviston	\$47.00	\$28.16	\$75.16
16 Flora	\$46.00	\$42.08	\$88.08
17 Hannibal	\$44.09	\$33.50	\$77.59
18 Freeburg	\$43.92	\$31.17	\$75.09
19 Golconda	\$43.40	\$27.55	\$70.95
20 Mascoutah	\$42.76	\$51.32	\$94.08
21 Mt Vernon	\$42.24	\$44.40	\$86.64
22 Clay City	\$41.66	\$19.56	\$61.22
23 Anna	\$41.06	\$23.43	\$64.49
24 Pana	\$41.00	\$26.95	\$67.95
25 Greenville	\$40.00	\$35.39	\$75.39
26 Caseyville	\$39.75	\$27.80	\$67.55
27 Albers	\$38.80	\$23.21	\$62.01
28 Breese	\$38.08	\$16.86	\$54.94
29 Jonesboro	\$37.27	\$14.30	\$51.57
30 Highland	\$37.00	\$28.53	\$65.53
31 Salem	\$37.00	\$28.30	\$65.30
32 Vandalia	\$37.00	\$26.67	\$63.67
33 Chester	\$37.00	\$28.30	\$65.30
34 Teutopolis	\$36.29	\$27.74	\$64.03
35 Glen Carbon	\$34.95	\$45.40	\$80.35
36 Highland	\$34.05	\$32.84	\$66.89
37 Harrisburg	\$32.04	\$26.70	\$58.74
38 Carmi	\$32.00	\$33.60	\$65.60
39 Pinckneyville	\$32.00	\$36.69	\$68.69
40 Arthur	\$31.37	\$25.08	\$56.45
41 Desoto	\$30.30	\$36.00	\$66.30
42 Millstadt	\$29.54	\$35.56	\$65.10
43 Alhambra	\$29.50	\$46.00	\$75.50
44 Murphysboro	\$29.15	\$16.81	\$45.96
45 Herrin	\$27.60	\$17.30	\$44.90
46 Jackson	\$27.00	\$23.07	\$50.07
47 Columbia	\$26.77	\$19.06	\$45.83
48 Marshall	\$26.64	\$29.82	\$56.46
49 Edwardsville	\$25.30	\$32.35	\$57.65
50 New Baden	\$25.20	\$23.00	\$48.20
51 Oney	\$25.00	\$22.45	\$47.45
52 Murphysboro	\$24.12	\$39.00	\$63.12
53 Effingham	\$23.52	\$33.60	\$57.12
54 West Frankfort	\$22.95	\$16.67	\$39.62
55 Carbondale	\$22.10	\$21.36	\$43.46
56 Troy	\$20.10	\$23.30	\$43.40
Average Costs	\$41.29	\$29.15	\$70.44

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13 Staunton	\$60.00	\$23.70	\$83.70
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21 Freeburg	\$43.92	\$31.17	\$75.09
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23 Hillsboro	\$53.00	\$20.45	\$73.45
24 Goreville	\$56.00	\$17.25	\$73.25
25 Golconda	\$43.40	\$27.55	\$70.95
26 Pinckneyville	\$32.00	\$36.69	\$68.69
27 Pana	\$41.00	\$26.95	\$67.95
28 Caseyville	\$39.75	\$27.80	\$67.55
29 Highland	\$34.05	\$32.84	\$66.89
30 Desoto	\$30.30	\$36.00	\$66.30
31 Carmi	\$32.00	\$33.60	\$65.60
32 Salem	\$37.00	\$28.53	\$65.53
33 Chester	\$37.00	\$28.30	\$65.30
34 Millstadt	\$29.54	\$35.56	\$65.10
35 Anna	\$41.06	\$23.43	\$64.49
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