

2021 Water Districts - Exhibit A

All properties **within** Town of Highlands Water District #1 & #2 will be assessed water charges in proportion to the benefit received by each property, whether using the system or not. Charges will be based on a “point” system with a point defined as one-tenth of the benefit received by a single family residence – single family residence equals 10 points. All other flow contributions will be converted to points on a proportional basis.

All properties **outside** Town of Highlands Water Districts #1 & #2 requesting service will be assessed water charges in proportion to the benefit received by each property. Charges will be based on a “point” system with a point defined as one and two tenths of the benefit received by a single family residence (outside of district) – single family residence equals **12 points**. All other flow contributions will be converted to points on a proportional basis.

The following is the proposed user charge:

<u>Use Service</u>	<u>Water Points</u>
Single-Family residence, any size lot	10
Multiple-Family house, any size lot (per dwelling unit)	10
Mobile Home (see 60% discount rule)	10
Apartment Developments (per dwelling unit)	10
Apartments in Commercial building (in addition to charges for commercial establishment)	10
Schools (per pupil & employee)	1
Church (no school), library, firehouse non-profit organization or lodge building	10
with bar or food service	20
Motel-Per unit	4
Food service-add, per seat	0.5
Commercial:	
5 employees or less	10
2.5 additional for each 5 employees (i.e. 6-10, 11-15, etc.) per 8-hour shift	2.5
Restaurant & Taverns:	
per seat	0.5
(minimum charge)	25
Custard stands, fast food	25
Restaurants	
Deli/takeout up to 20 seats	20
Nursing Homes, 15 per bed, minimum	150

Rooming House (no food service 10+2 points for each rental bedroom (incl B&B breakfast only) Minimum	16
Board House (includes food service) 10+4 points for each rental bedroom Minimum	22
Self-service Laundromat (per washing machine)	15
Commercial Laundry	150
Theaters:	
Movies (each 7 seats)	1
Seasonal (each 70 seats per calendar month of operation)	1
Gym/fitness center (per occupant, based on occupant load) (minimum 20 points)	.05 20
Car Wash:	
Self-service, no recirculation (per car stall)	15
Self-service, with recirculation (per car stall)	5
Service Station:	
Self service, no restrooms for public use	10
Self service, and full service with restrooms for public use	20
Vacant building lot w/access to water	10
Bulk acreage suitable for development w/access to water Per acre ****	7
Parcels with proposed access to water in the future	7
Parcels with access based on system Improvements	4
Parcels with no foreseeable Access due to constraints	1
DISCOUNT applied for multiple residence only (multiple Dwellings, multiple apartments, transient rooms, multiple Single-family on single parcel. Shall not apply to non-residence portions of Buildings or parcels.	50% discount
DISCOUNT applied for multiple manufactured homes on Single parcel, recognized as a Mobile Home Park and containing 100 or more units. Shall not apply to non-residence portions of Parcel.	60% discount

Note: newly approved developments creating lots, sites, town houses, condominiums, dwelling units, etc. shall have points assigned upon points update the year of the Planning Board signing of plat or site-plan, except in cases where signing occurs after annual points updating in which case the assignments shall be made the following year.

2021 Sewer District - Exhibit B

All properties within the Fort Montgomery Sewer Improvement Area will be assessed sanitary sewer charges in proportion to the benefit received by each property. Charges for Operation and Maintenance will be based on a “point” system with a point defined as one-tenth of the flow contribution made by a single family residence – single family residence equals 10 points. All other flow contributions will be converted to points on a proportional basis. Debt Service charges will be similarly based by which all properties within the Improvement Area assessed whether using the system or not.

The following is the proposed user charge:

<u>Use Service</u>	<u>Operation & Maintenance</u>	<u>Debt/bond</u>
Single-Family residence, 1 acre or less lot	10	10
Multiple-Family house, 1 acre or less lot (per dwelling unit)	10	10
Mobile Home	10	10
Apartment Developments (per dwelling unit)	10	10
Apartments in Commercial building (in addition to charges for commercial establishment)	10	10
Schools (per pupil & employee)	1	1
Church (no school), library, firehouse non-profit organization or lodge building	10	10
with bar or food service	20	20
Motel-Per unit	4	4
Food service-add, per seat	0.5	0.5
Commercial:		
5 employees or less	10	10
2.5 additional for each 5 employees (i.e. 6-10, 11-15, etc.) per 8-hour shift	2.5	2.5
Restaurant & Taverns:		
per seat	0.5	0.5
(minimum charge)	25	25
Custard stands, fast food restaurants	25	25
Deli/takeout up to 20 seats	20	20
Nursing Homes, 15 per bed, minimum	150	150
Rooming House (no food service 10+2 points for each rental bedroom (incl B&B breakfast only) Minimum	16	16
Board House (includes food service) 10+4 points for each rental bedroom Minimum	22	22
Self-service Laundromat (per washing machine)	15	15
Commercial Laundry	150	150
Theaters:		
Movies (each 7 seats)	1	1
Seasonal (each 70 seats per calendar month of operation)	1	1

Gym/fitness center (per occupant, based on occupant load) (minimum 20 points)	0.5	0.5
Car Wash:		
Self-service, no recirculation (per car stall)	15	15
Self-service, with recirculation (per car stall)	5	5
Service Station:		
Self service, no restrooms for public use	10	10
Self service, and full service with restrooms for public use	20	20
Vacant Land:		
Building lot with sewer service within 100 feet	-	10
Building lot with sewer service more than 100 feet from sewers	-	7
Bulk acreage suitable for development, not in active use as farmland, per acre	-	7
Farmland, in active agricultural use, per acre	-	1
Non-conforming, non-buildable lots	-	1
Single-family residence, inaccessible to sewer	-	1
Excess acreage suitable for development, improved by a single family or two family residence, per full acre	-	3.5

Note: newly approved developments creating lots, sites, town houses, condominiums, dwelling units, etc. shall have points assigned upon points update the year of the Planning Board signing of plat or site-plan, except in cases where signing occurs after annual points updating in which case the assignments shall be made the following year. O&M points shall be assigned upon issuance of Certificate of Occupancy except in cases where issuance occurs after annual points updating in which case the assignments shall be made the following year.

All customers discharging a wastewater having a strength in excess of normal domestic sewage as determined from sampling by the town, shall be charged a surcharge on their bill in accordance with the following table:

<u>BOD% or SS Concentrations</u>	<u>% Base Charge</u>
300m/1 or less	0
301 to 400 mg/1	25
401 to 500 mg/1	50
501 to 600 mg/1	75
601 to 700 mg/1	100
Over 701 (as assigned for specific case)	

No fractional points will be charged: final figure will be nearest whole point.

Toxic Wastes: If any contributor discharges a toxic pollutant which causes an increase in the costs of treatment, effluent disposal, sludge treatment, or disposal of the sludge, such added costs will be billed directly to the responsible contributor.