



Board of Public Works and Safety

Agenda Item

Cover Sheet

MEETING DATE: May 15, 2018

☒ New Item for Discussion

☐ Previously Discussed Item

☐ Miscellaneous

ITEM #: 2

INITIATED BY: Michael Howard

☒ Information Attached

☐ Bring Paperwork from Previous Meeting

☐ Verbal

☐ No Paperwork at Time of Meeting

MICHAEL A. HOWARD

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694 Logan Street
Noblesville, Indiana 46060-0309
(317) 773-4212

MEMORANDUM

TO: Board of Public Works of the City of Noblesville

FROM: Michael A. Howard

DATE: May 10, 2018

SUBJECT: SMC Expansion

As part of the incentive package for SMC Corporation, the administration has recommended the payment of the road impact fees and sewer connection fees, from the business park TIF District, which is contiguous to the SMC Property. This transfer is part of the incentive package to induce the upcoming SMC expansion to include a new 1,000,000 square foot warehouse and distribution facility located along the west side of Howe Road, north of 146th Street. Attached are the assessments of the fee calculations prepared by the Engineering Department.

Road Impact Fee Calculation

Preliminary Fee Calculation

FEES TO CHANGE TO \$250 PER TRIP AFTER JANUARY 1, 2017
Preliminary Fee Calculation is based on information provided to the City by prospective permittee and City assumes the information is true and accurate. Actual permit application filing will require supporting documentation validating the submitted use information from the permittee. Calculation of said Preliminary Fee shall not be construed as an approval. Proposed permittee shall receive all required approvals prior to starting any work. Actual fee is calculated and due at time of approved building permit.

Department of Engineering

16 S. 10th Street, STE 155
Noblesville, IN 46060
Ph: 317.776.6330
Fax: 317.776.6322



<http://www.cityofnoblesville.org/engineering>

SMC Expansion onto South Property

SMC

Primary Use

Land Use Trips (000)

Trips 878

Trips Generated 878

Secondary Use

Land Use None (000)

0

Trips Generated 0

Tertiary Use

Land Use None ()

0

Trips Generated 0

Fee Calculation

878 Total New Trips

\$250.00 per Trip Area - (\$250 per trip - Ord. No. 10-02-16, eff. 1/1/17)

\$219,500.00 Fee

Calculation based on Number of parking spaces, turn over, and number of deliveries to and from the facility.

Rates based per

Calculation By: _____

PRELIMINARY

John Beery, PE City Engineer

2/23/2018

Date

RIFCalcID = 330

Sanitary Sewer EDU and Fee Calculation

Preliminary Fee Calculation

Preliminary Fee Calculation is based on information provided to the City by prospective permittee and City assumes the information is true and accurate. Actual permit application will require supporting documentation validating the submitted use information from the permittee. Calculation of said Preliminary Fee shall not be construed as an approval. Proposed permittee shall receive all required approvals prior to starting any work.

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SMC Expansion

Primary Use

Office

20 gpd/emp

| Number of: | Flow Factor (gpd) |
|-------------------|-------------------|
| 214.0 Employee(s) | 20 |

Secondary Use

None

N.A.

| Number of: | Flow Factor (gpd) |
|------------|-------------------|
|------------|-------------------|

Tertiary Use

None

N.A.

| Number of: | Flow Factor (gpd) |
|------------|-------------------|
|------------|-------------------|

Use Flow Calculation: Primary Use (gpd) + Secondary Use (gpd) + Tertiary Use (gpd) = Total Use (gpd)
4,280.0 gpd (Use 1) + 0.0 gpd (Use 2) + 0.0 gpd (Use 3) = **4,280.0 gpd**

Use EDU Calculation: Total Use (gpd) / 310 gpd/EDU = EDU(s)
4,280.0 gpd / (310 gpd/EDU) = **13.806 EDU**

EDU Credits = 6.9 EDU

No EDU credits available for said property Assume 10 gpd per employee for Calculation

Total Use (EDU) - Credits (EDU) = Net Use (EDU)

13.806 EDU - 6.900 EDU = **6.906 EDU**

Sanitary Sewer Connection/Availability Fee

Per Ordinance 20-5-04 = Net Use (EDU) * Rate (\$/EDU) = Fee (\$)
6.906 EDU * \$2,715.00 /EDU = **\$18,749.79**

Fee Breakdown by Fund

| | | |
|------------|---------|----------------------------|
| \$7,596.60 | 303-127 | Plant Expansion |
| \$3,798.30 | 304-127 | Interceptor Account |
| \$1,035.90 | 305-126 | Emergency Account |
| \$2,589.75 | 309-126 | Storm Water Fund |
| \$276.24 | 311-126 | Engineering Services Acct |
| \$3,453.00 | 312-124 | Interceptor Expansion Acct |

Calculation By:

PRELIMINARY

John Beery, P.E. City Engineer

2/23/2018

Date

Calculation based on information from fee request application submitted by on for the above stated project. Refer to attached calculation request application and related documentation.