



Legislation Text

File #: 18-0325, Version: 1

Resolution No. 2 - Federal Commerce Green Sidewalk Gap Project - Sidewalk Special Assessment Attached for your review and approval is a resolution to establish the estimated cost and distribution of costs for new sidewalk to be constructed as part of the Federal Commerce Green Sidewalk Gap Project (Sidewalk Special Assessment District #50).

In accordance with the City’s Non-Motorized Plan and Complete Streets approach, it proposes installing a new sidewalk to close gaps and provide a continuous pedestrian connection along the north side of Federal Boulevard between Commerce and Stadium, along the north side of Commerce Drive between Federal and 2050 Commerce Dr., and along the east side of Green Road between Burbank Drive and Gettysburg Road. It also proposes construction of one midblock crosswalk on Green Road, between Burbank and Gettysburg, near the Sugarbush Park pathway.

Budget/Fiscal Impact

Estimated Project Costs are as follows:

Construction Estimate and Contingency	\$429,500
Planning/Design	\$85,000
<u>Const Eng/Project Admin/Inspection/Testing</u>	<u>\$62,500</u>
Total Cost	\$577,000

This Federal Commerce Green Sidewalk Gap Project is included in the FY18 capital budget. Below are estimated Project Revenues:

Federal Surface Transportation Funds	\$ 200,000
Street, Bridge, and Sidewalk Millage	\$ 327,000
<u>Special Assessment</u>	<u>\$ 50,000</u>
Total Revenue	\$577,000

The City’s ability to use federal funds for this project has created the opportunity for the adjacent property owners to receive the sidewalk at a lower cost and to reduce the city-share, non-recoverable funding amount.

Maintenance Impact

Routine maintenance, such as snow clearing, will be performed by adjacent property owners. Long-term repairs/replacement of sidewalk slabs adjacent to taxable parcels may continue to be performed by the City, such as is currently done under the voter approved sidewalk millage.

Special Assessments & Resident Input

As called for in Chapter 13 of City Code, the cost of the addition of new sidewalk where none currently exists shall be borne by the parcels that benefit from it. Because this is a federal-aid project, up to 80% of the construction cost of the sidewalk will be paid by Federal Surface Transportation

Funds. The remainder of the costs will be local share.

On March 20, 2017 City Council approved Resolution 1 authorizing staff to undertake this work as a special assessment project. Letters were sent to affected property owners that explained the project, estimated assessment amounts, and invited them to schedule a meeting or contact staff to discuss any concerns.

The Chapel Hill Condominiums are property adjacent to the Green Road location. Feedback from the condominium owners indicated that they were open to the project, but some were upset that they were being assessed. Many individual condo owners included in the assessment do not front on Green Road, and voiced concern that they are not getting a benefit from the sidewalk.

The property owners along Federal Boulevard and Commerce Drive were in favor of the project.

Special assessment amounts will be assessed against properties in proportion with the length of sidewalk that to be installed in front of them.

Prepared by: Nicholas Hutchinson, P.E., City Engineer

Reviewed by: Craig Hupy, Public Services Area Administrator

Approved by: Howard Lazarus, City Administrator

Whereas, Plans and specifications have been prepared for the Federal Commerce Green Sidewalk Gap Project, District #50;

Whereas, In accordance with Chapter 13 of City Code, the cost for the addition of new sidewalk is to be borne by the benefitting parcels;

Whereas, A construction estimate and appropriate fund sources have been established;

Whereas, Federal Funds are available to fund a portion of the costs;

RESOLVED, That the City Council approves of the foregoing plans and specifications;

RESOLVED, That the City Council determines the cost of said sidewalk improvement, including all incidentals, to be \$577,000, and that of said cost, the sum of \$377,000 be a local share;

RESOLVED, That, of the local share, \$50,000.00 be paid by special assessment upon the properties specially benefited;

RESOLVED, That the following described lots and parcels of land be designated as constituting the special assessment district against which the cost of said improvement shall be assessed: SEE ATTACHED;

RESOLVED, That the City Assessor is hereby directed to prepare a special assessment roll in accordance with the foregoing determinations of the City Council and to file the same, together with his certificate attached thereto, with the City Clerk for presentation to the City Council.

RESOLVED, That the City Administrator be authorized to take the necessary administrative actions to implement this resolution.