



## Legislation Text

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**File #:** 15-0709, **Version:** 1

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### Resolution No. 2 - Geddes Avenue Stormwater Special Assessment (\$25,892.00)

Attached for your review and approval is a resolution to establish the special assessment costs and distribution for the stormwater improvements proposed as part of the Geddes Avenue Improvements Project (Resolution No. 2 for Stormwater District #76).

Geddes Avenue between Huntington and Gallup Park does not have existing storm sewers. As called for in Chapter 13 of City Code, the cost for the addition of new storm sewer where none currently exists is borne by the parcels that benefit from the improvements.

One goal of the Geddes Improvements Project is to provide a stormwater management system in compliance with the City's Green Streets Policy. Since the proposed Geddes stormwater system will consist of non-traditional infrastructure, such as swales and underground infiltration, staff provided a cost estimate for a less expensive historically traditional storm system (i.e., sewer pipes and inlets). This cost estimate was reduced by approximately 75% to account for the City's right-of-way being approximately 75% of the contributing area. The percentage to be assessed was then further reduced to not shift the cost to the properties being assessed as significant number of properties on Geddes Avenue would not be assessed as they do not contribute to the runoff. The individual storm assessments were then derived from the remaining total by assigning a base amount to each property that contributes runoff to the proposed Geddes system (\$500.00) with an additional amount added to parcels that front the project that range from \$502.00 to \$837.00.

### Resident Input

Property owners affected by the storm assessments were invited to share their thoughts at an Administrative Hearing on May 14, 2015 where staff explained the methodology and the estimated assessment amounts. Thirteen residents representing 12 properties attended the meeting. Some had concerns that the method of assessment was not fair in that some properties which theoretically contribute more runoff are not paying a higher amount.

The total estimated cost of the stormwater improvements in Geddes is approximately \$1.5M. Of this amount, \$25,892.00 is proposed to be funded by special assessment of city parcels and \$4,674 is anticipated future recoverable following annexation of the affected Township parcels.

Prepared by: Nick Hutchinson, P.E., City Engineer and Dave Petrak, City Assessor

Reviewed by: Craig Hupy, Public Services Area Administrator

Approved by: Steven D. Powers, City Administrator

Whereas, Plans and specifications have been prepared for the Geddes Avenue Improvements Project, District #76;

Whereas, In accordance with Chapter 13 of City Code, the cost for the addition of new stormwater improvements is borne by the benefitting parcels; and

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

RESOLVED, That the City Council determines the total cost of said Geddes Avenue Stormwater Improvements including all incidentals, to be approximately \$1.5M local share;

RESOLVED, That of the local share \$25,892.00 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 improvements shall be assessed, or against which an improvement charge shall, pursuant to Section 1.278 of the City Code, be levied;

SEE ATTACHED; and

RESOLVED, That the City Assessor be 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.