



Agenda Item Number: B125-14

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: May 5, 2014

Re: Sanitary Sewer District 165 (Maple Bluff Drive) - Levying Assessments and Issuing Tax Bills

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Engineer's Final Report

Executive Summary

Accepting the Engineer's Final Report, accepting and approving the work, levying special assessments and issuing tax bills against lots and parcels of land within the recently completed Sanitary Sewer District No. 165 (Maple Bluff Drive). The resolution estimate for this sewer district was \$517,425.00, and the maximum tax bill per lot was set at \$5,000.

Discussion

Prior to the project, thirteen (13) properties within Sewer District 165 were served by on-site wastewater treatment septic systems, most of which were failing and had been cited by the Health Department.

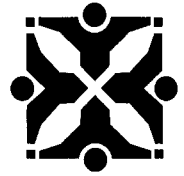
Construction of the project consisted of 3,634 linear feet of 8-inch diameter gravity sewer main, and included new private service connections and installation of 1,440 linear feet of 4-inch sewer service lateral required to reconnect the existing structures to the new sewer main.

The original contract amount for this project was \$485,921.75; however, the total cost of construction was \$528,941.10. The additional construction costs were due to two change orders on the project: one for field modifications to three manholes to allow for floodplain conditions, and one for additional (force account) work to dig up and re-lay segments of sewer main on artificial foundations in the flood plain due to settlement in unsuitable material. There were also some deviations from plan quantities on pipe and depths of manholes due to slight alignment shifts in the field, as well as an under-run of planned rock excavation quantity.

The estimated tax bill amounts to the individual properties ranged from \$25,515.73 to \$175,889.34, if the entire estimated project costs were to be tax billed. If the \$5,000 initial tax bill cap, as provided in Chapter 22-97.1 of the City Code of Ordinances would be utilized for all of the parcels, approximately \$463,941 would be deferred tax bills. Staff recommended against assessing this amount and deferring those tax bills as it is unlikely they would ever be collected due to the size of the lots; all lots are approximately one acre in size with the exception of one lot being over six acres. The reason for the recommendation was that bond funds were going to be used for this project, and federal

City of Columbia

701 East Broadway, Columbia, Missouri 65201



arbitrage rules do not allow expenditures that are to be repaid, to be treated as expenditures for arbitrage purposes.

The maximum tax bill per lot was set at \$5,000 at the September 7, 2010 public hearing. In accordance with City Ordinance 22-97.1, the initial tax bill for each of the thirteen (13) lots will be \$5,000 per lot. No deferred tax bills will be assessed. The sanitary sewer utility will fund the difference of \$463,941.10.

To date, \$577,029.88 has been assessed as deferred tax bills on sewer projects. The SD 165 Maple Bluff Drive project is not included in this amount, as there are no tax bills being deferred. There is \$1,422,970.12 remaining that may be assessed as deferred tax bills on future projects.

Fiscal Impact

Short-Term Impact: The construction cost to extend public sewer to the thirteen (13) properties was \$528,941.10, with \$65,000 being collected in tax bills and the difference of \$463,941.10 being funded from sanitary sewer utility funds.

Long-Term Impact: It is anticipated that this project will have minimal impact on the sewer utility's operating cost annually.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Environment

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Infrastructure

Suggested Council Action

If after receiving public comment, Council determines the abutting properties have benefited by an amount not less than that proposed for special assessment, the ordinance should be approved levying special assessments and issuing tax bills against lots and parcels of land abutting the recently completed Sanitary Sewer District No. 165.

Legislative History

05/19/14 - Public Hearing for issuing tax bills

04/18/11 - Easement Acquisition Ordinance and Bid Call Ordinance

09/07/10 - Public Hearing tabled from 08/02/10

08/24/10 - 4th IP Meeting to discuss alignment

08/02/10 - Public Hearing tabled to 9/07/10

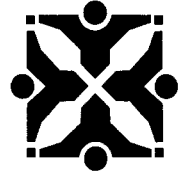
06/22/10 - 3rd IP Meeting to discuss schedule and timeline

05/19/09 - 2nd IP Meeting to discuss alignment revision

11/17/08 - Established Sewer District

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10/08/08 - 1st IP Meeting

09/18/06 - Report to Council for permission to study

08/25/05 - Maple Bluff Drive residents submitted Sewer District petition

06/02/05 - Public Meeting

Handwritten signature of John D. Gleswood in cursive script.

Department Approved

Handwritten signature of the City Manager in cursive script.

City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 125-14

AN ORDINANCE

accepting the work on the Sanitary Sewer District No.165 (Maple Bluff Drive) sewer construction project; approving the report of the Director of Public Works; levying and assessing special assessments; and fixing the time when this ordinance shall become effective.

WHEREAS, the construction of manholes, sewer lines and necessary connections in Sewer District No. 165 was authorized by Ordinance No. 020939, passed on April 18, 2011; and

WHEREAS, this public improvement has been completed by Lehman Construction, LLC; and

WHEREAS, the Council has received the final report of the Director of Public Works in connection with this sewer project, has held a public hearing prior to the commencement of the construction and has held a second public hearing regarding the levy and amount of special assessments in connection with the sewer construction project; and

WHEREAS, the Council has given due consideration to the comments of interested parties, the special benefits to the properties in Sewer District No. 165, the effect of the sewer construction on the present use of the property and general benefits to the general public in making the determination set forth herein; and

WHEREAS, it is the determination of the Council that the properties in Sewer District No. 165 have realized the following special benefits as a result of the sewer construction: each property in the sewer district now has access to a public sewer main; increased property values; and marketability of the properties.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The construction of the sanitary sewer project in Sanitary Sewer District No. 165 (Maple Bluff Drive) is hereby accepted and approved.

SECTION 2. The report of the Director of Public Works, who was charged with the responsibility of personally inspecting the work as it progressed to see that the same was

done in accordance with the estimate, plans, specifications and contract, the ordinance governing the same, and the Charter of the City is hereby approved and accepted.

SECTION 3. Special assessments are hereby levied against the lots, tracts and parcels of ground within the boundaries of Columbia, Missouri, Sewer District No. 165, exclusive of the improvements, according to their proportion to the area of the whole district exclusive of public highways, to pay the cost of construction of the manholes, sewer lines, and necessary connections, as follows:

Parcel # 16-801-00-12-011.00 01 Against 2900 S. Maple Bluff Drive	Special Assessment \$5,000.00
Parcel # 16-801-00-12-012.00 01 Against 2940 S. Maple Bluff Drive	Special Assessment \$5,000.00
Parcel # 16-801-00-12-010.00 01 Against 2980 S. Maple Bluff Drive	Special Assessment \$5,000.00
Parcel # 16-801-00-12-001.00 01 Against 2981 S. Maple Bluff Drive	Special Assessment \$5,000.00
Parcel # 16-801-00-12-009.00 01 Against 3020 S. Maple Bluff Drive	Special Assessment \$5,000.00
Parcel # 16-801-00-12-002.00 01 Against 3021 S. Maple Bluff Drive	Special Assessment \$5,000.00
Parcel # 16-801-00-12-008.00 01 Against 3060 S. Maple Bluff Drive	Special Assessment \$5,000.00
Parcel # 16-801-00-12-003.00 01 Against 3061 S. Maple Bluff Drive	Special Assessment \$5,000.00
Parcel # 16-801-00-12-007.00 01 Against 4000 S. Maple Bluff Drive	Special Assessment \$5,000.00

Parcel # 16-801-00-12-004.00 01
Against 4001 S. Maple Bluff Drive

Special Assessment \$5,000.00

Parcel # 16-801-00-12-006.00 01
Against 4040 S. Maple Bluff Drive

Special Assessment \$5,000.00

Parcel # 16-801-00-12-005.00 01
Against 4041 S. Maple Bluff Drive

Special Assessment \$5,000.00

Parcel # 16-801-00-00-018.00 01
Against 5020 S. Maple Bluff Drive

Special Assessment \$5,000.00

SECTION 4. The City Clerk is hereby authorized and directed to issue special tax bills immediately against the lots, tracts and parcels of ground as in this ordinance described above, which are hereby declared to have been specially benefited in the amounts assessed against them. The tax bills shall be signed by the City Clerk under the corporate seal of the City. The City Clerk shall register the tax bills in the office of the Director of Finance for collection. The special tax bills shall mature and shall be due and payable sixty days after date of issue. After the expiration of sixty days, the tax bills shall bear interest at the rate of 3.25% per annum on the unpaid balance until paid.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH
THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Engineer's Final Report



Bent Oak Dr

Grant Ln

2900 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

2940 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

2981 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

2980 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

3021 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

3020 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

3061 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

3060 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

4001 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

4000 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

4041 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

4040 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

5020 S Maple Bluff Dr
\$5,000 Tax Bill
\$0 Deferred Tax Bill

S Maple Bluff Dr

MKT Tr

Legend



Sewer District



City of Columbia, Missouri
Department of Public Works

Sewer District 165
Tax Bill Diagram

Scale: 1" = 200'

Drawn: J.K.M

Date: 4/08/2014

Parcels Property of Boone County



CITY OF COLUMBIA, MISSOURI

PUBLIC WORKS DEPARTMENT
Sewer Utility Division

ENGINEER'S FINAL REPORT SEWER DISTRICT NO. 165 MAPLE BLUFF DRIVE

March 24, 2014

TO THE HONORABLE MAYOR AND CITY COUNCIL
CITY OF COLUMBIA , MISSOURI:

Completion of the construction of the Sewer District No.165 project by Lehman Construction, LLC authorized by Ordinance 020939 and approved April 18, 2011 is hereby reported.

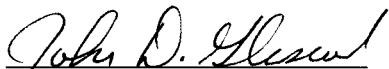
This work has been completed in accordance with the plans, specifications and under the inspection, direction and supervision of the Director of Public Works. The cost of the work is as follows:

Traffic Control	LS	1	@	\$3,200.00	\$3,200.00
Silt Fence	LF	1667	@	\$2.25	\$3,750.75
Rock Excavation	CY	1046	@	\$30.00	\$31,380.00
Sanitary Sewer Pipe 8-inch PVC	LF	3229	@	\$47.00	\$151,763.00
Sanitary Sewer Pipe 4-inch	LF	1,440	@	\$27.00	\$38,880.00
Sanitary Sewer Bore 8-inch	LF	405	@	\$220.00	\$89,100.00
Standard Manhole	EA	12	@	\$2,100.00	\$25,200.00
Additional Depth of Std. Manhole	VF	57	@	\$700.00	\$39,900.00
Deep Drop Manhole	EA	1	@	\$4,500.00	\$4,500.00
Additional Depth of Deep Drp MH	VF	11	@	\$800.00	\$8,800.00
Standard Shallow Manhole	EA	2	@	\$1,550.00	\$3,100.00
Standard 8-inch Cleanout	EA	1	@	\$1,200.00	\$1,200.00
Connection to Exist 60" San. Sewer	LS	1	@	\$18,500.00	\$18,500.00
Connection to Exist 8" San. Sewer	LS	1	@	\$9,500.00	\$9,500.00
Seeding Type II Mulch	LS	1	@	\$4,500.00	\$4,500.00
Driveway Patch	SY	25	@	\$38.00	\$950.00
Mobilization	LS	1	@	\$44,747.00	\$44,747.00
Contractor Staking	LS	1	@	\$3,000.00	\$3,000.00
C.O. #1: MH frames/covers	LS	1	@	\$2,144.40	\$2,144.40
C.O. #2: Force Account Work	LS	1	@	\$44,825.95	\$44,825.95
				Subtotal -	\$528,941.10

**ENGINEER'S FINAL REPORT
SEWER DISTRICT NO. 165
MAPLE BLUFF DRIVE**

TAX BILL PER LOT	-	\$5,000.00
TOTAL NUMBER OF LOTS	-	13
TOTAL TO BE PAID BY TAX BILL	-	\$65,000.00
TOTAL DEFERRED TAX BILL	-	\$0.00
TOTAL TO BE PAID BY SEWER UTILITY FUNDS	-	\$463,941.10
RESOLUTION ESTIMATE	-	\$517,425.00
ORIGINAL CONTRACT AMOUNT	-	\$485,921.75

Respectfully submitted,


John D. Glascock, P.E.
Director