

Introduced by _____ Council Bill No. _____ R 65-14

A RESOLUTION

determining the time and place of a public hearing on special assessments against property in Sanitary Sewer District No. 165 (Maple Bluff Drive) specially benefited by the sewer improvements made in the district.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby determines that a public hearing on special assessments against property in Sanitary Sewer District No. 165 (Maple Bluff Drive) specially benefited by sewer improvements made in the district, as authorized by Ordinance No. 020939, shall be held in the Council Chamber of the City Hall Building, 701 East Broadway, Columbia, Missouri, at 7:00 p.m. on May 19, 2014, at which time all interested persons shall be given the opportunity to be heard.

SECTION 2. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this _____ day of _____, 2014.

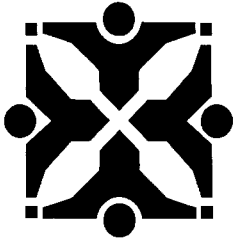
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Public Works

To: City Council
From: City Manager and Staff

Agenda Item No:

Council Meeting Date: Apr 21, 2014

Re: Public Hearing - Sanitary Sewer District 165 (Maple Bluff Drive) - Determining Special Benefits and Levying Special Assessments

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration legislation setting a public hearing for May 19, 2014 for the purpose of determining special benefits and levying special assessments against lots and parcels of land within the recently completed Sanitary Sewer District No. 165 (Maple Bluff Drive). The total cost of the project was \$528,941.10, and funding for the project is proposed from tax bills levied against the properties within the sewer district and from sanitary sewer utility funds.

DISCUSSION:

Prior to the project, the 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 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 in 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 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 June 25, 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. The SD 165 Maple Bluff Drive project is not included in this number, as there are no tax bills being deferred on this project. There is \$1,422,970.12 remaining that may be assessed as deferred tax bills for future projects.

FISCAL 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. It is anticipated that this project will have minimal impact on the sewer utility's operating cost annually.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

Completing the construction of this project contributed towards helping protect the water quality of the Hinkson Creek Watershed.

SUGGESTED COUNCIL ACTIONS:

Adopt the legislation setting a public hearing for levying special assessments and issuing tax bills against lots and parcels of land abutting the recently completed Sanitary Sewer District No. 165.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$643,018.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$646,000.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	9.1
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	



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