

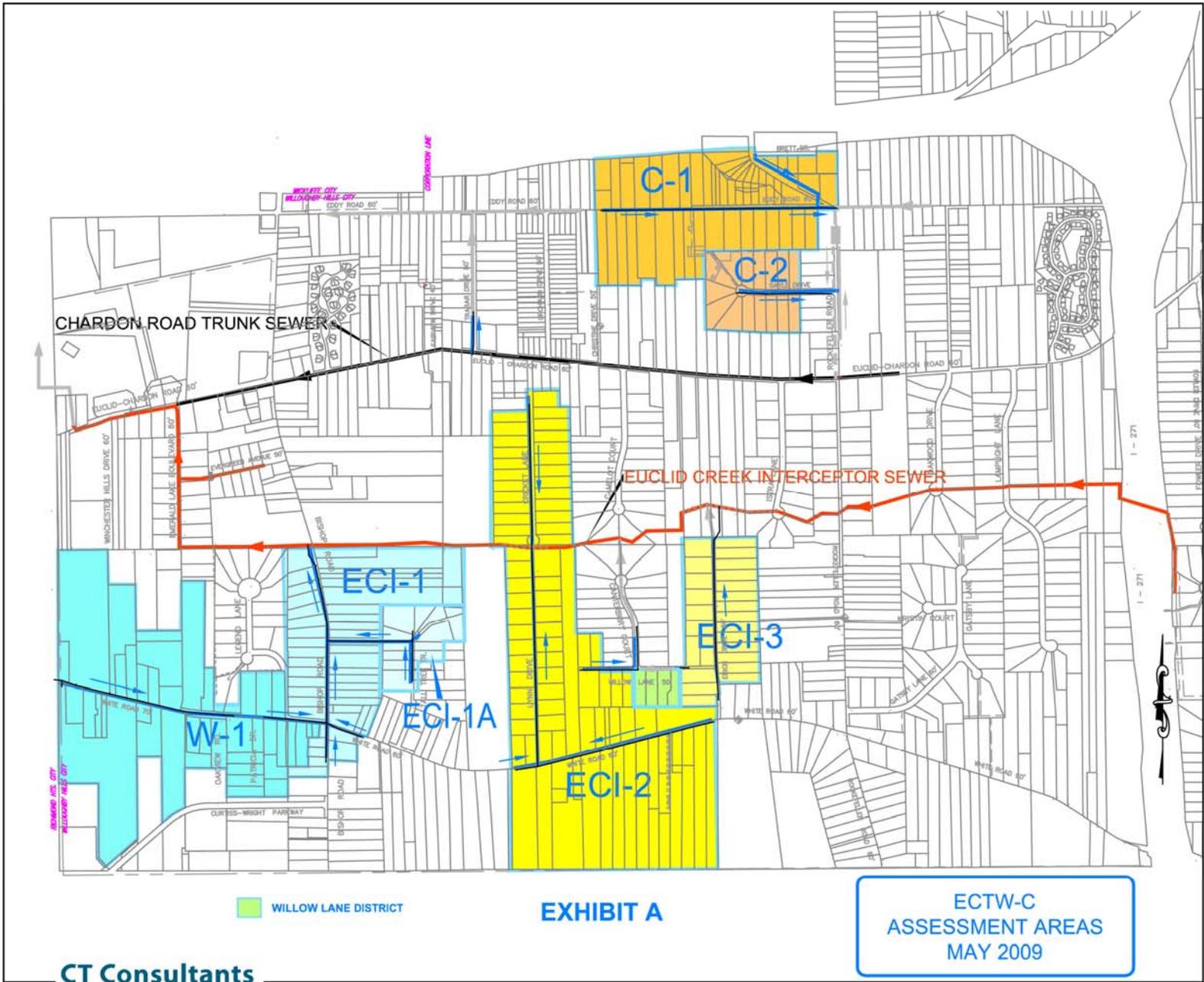
# Willoughby Hills

## Assessment Information Euclid Creek Tributary Watershed (ECTW) Area "C" June 2009

Presented By:  
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**CT Consultants**  
engineers | architects | planners



CT Consultants



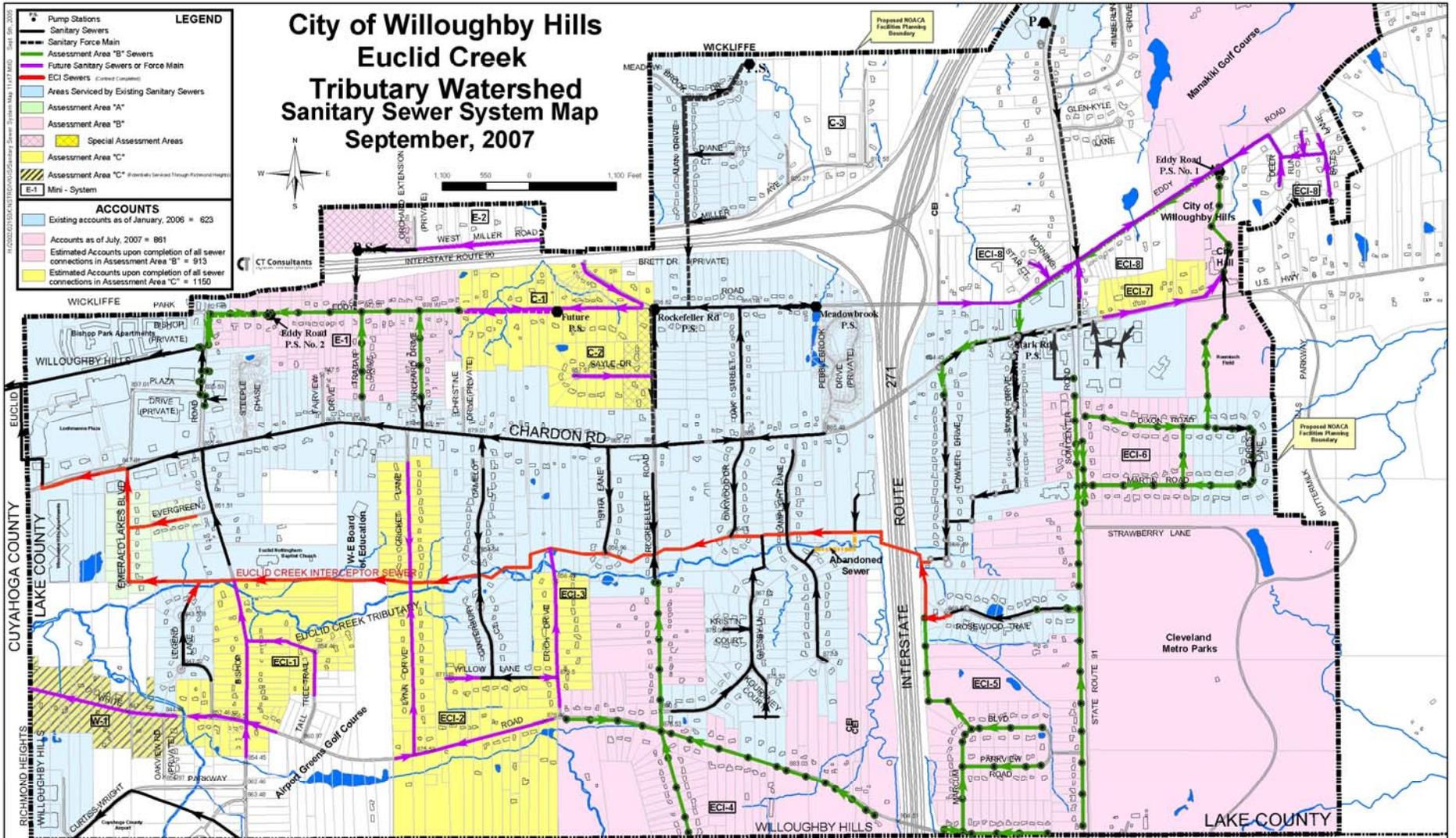
**LEGEND**

- Pump Stations
- Sanitary Sewers
- Sanitary Force Main
- Assessment Area "B" Sewers
- Future Sanitary Sewers or Force Main
- ECI Sewers (Carried Overhead)
- Areas Served by Existing Sanitary Sewers
- Assessment Area "A"
- Assessment Area "B"
- Assessment Area "C"
- Special Assessment Areas
- Assessment Area "C"
- Assessment Area "C" (Areas Served Through Assessment)
- Mini-System

**ACCOUNTS**

- Existing accounts as of January, 2006 = 623
- Accounts as of July, 2007 = 961
- Estimated Accounts upon completion of all sewer connections in Assessment Area "B" = 913
- Estimated Accounts upon completion of all sewer connections in Assessment Area "C" = 1150

# City of Willoughby Hills Euclid Creek Tributary Watershed Sanitary Sewer System Map September, 2007



# ECTW Area “C” – Assessable Project Cost Summary

## June 2009

<u>Description</u>	<u>Estim. Cost</u>
1. Planning & Design Engineering Loan, Cap. Int. & Fees	\$ 740,533
2. Design Contract Modifications	81,000
3. Tree Appraisals/Replacement/Reports	21,280
4. Easement Costs	98,000
5. Appraisal/Value Findings	12,500
6. Legal Services – Easement Acquisition/Assessments	7,000
7. Administrative Costs (postage, notices, legal ads)	4,000
8. PTI Fees	15,100
9. Other Permits	1,280
10. Construction Administration	400,000
11. Construction Costs	5,250,000
12. Other (Post Construction Testing & 1 Year Certif.)	30,000
<b>Subtotal Project Cost</b>	<b><u>\$6,660,663</u></b>
Plus Interest During Construction (Cap. Int. – 3.7%)	108,276
Plus Finance Charges (OWDA Loan Fee – 3.5%)	15,743
Plus WPCLF Loan Contingency	<u>188,050</u>
<b>TOTAL PROJECT COST</b>	<b><u>\$6,972,732</u></b>



# Funding Sources

- Water Pollution Control Loan Fund – Low Interest Loan
- Ohio Public Works Commission – State Grant
- Federal Grant
- Property Assessments
- City of Willoughby Hills



# Assessable Project Costs

Construction Cost	\$ 5,250,000
Project Overhead Cost	1,410,663
Loan, Interest, OWDA Loan Fee and Loan Contingencies	<u>312,069</u>
<b>Total Project Cost:</b>	<b>\$ 6,972,732</b>
Less Sewer Const. through intersections	\$ (239,455)
Less Federal Grant	(1,825,000)
Less OPWC Grant	<u>(349,000)</u>
<b><i>Assessable Project Cost (APC) =</i></b>	<b>\$ 4,559,277</b>



# Methodology Description

A benefit unit (BU) is defined as one single-family residential equivalent generating 400 gallons per day (gpd); and per current zoning, would occupy 1 acre and have a minimum frontage of 100 feet.

Business and Commercial zoned property is assumed to generate 1,000 gpd/acre and is therefore equivalent to 2.5 BU's per acre.



# Assessment Calculation Procedure

$$\text{Parcel Assessment (PA)} = \frac{\text{Benefit Units (BU)} \times \text{Assessable Project Cost (APC)}}{\text{Total Benefit Units (TBU)}}$$

$$= \frac{1 \text{ BU} \times \$4,559,277}{268}$$

$$= \$17,012$$



# Assessment Costs

- Tentative Assessment = \$17,012
- Total assessable cost associated with the installation of the local sanitary sewer in the City's right-of-way to serve each property. The cost may be paid by the property owner at the completion of the project or it may be paid as part of your property tax bill over twenty (20) years. The City will procure low interest financing for these improvements and pass the low rate onto the property owner. Currently, those terms are around 3.7% for 20 years.
- Collections may begin in 2012.



# Sanitary Sewer Information

## Summary of Costs

There are three (3) elements that make up the total costs to be burdened by a property owner for new sanitary sewer service. These three (3) items include:

1. **Assessment Costs** – \$17,012 estimated that is approximately \$1,100 per year if paid through tax bill for 20 years.
2. **City Sanitary Sewer Charges** – \$3,000 tap-in fee to Willoughby Hills; \$300 to Euclid; \$400 City inspection fee.
3. **Sanitary Service Lateral Installation** – Range of \$3,000 - \$5,000.



# ECTW Project Schedule – Area “C”

## City of Willoughby Hills

### June 2009

Submit Approval General Planning Information to OEPA	May 12, 2008
Amendment to General Plan Submitted to OEPA	August 15, 2008
DEFA authorizes release of Design Loan Funds	November 2008
DEFA accepts General Plan	January 2009
NOACA accepts 208 Facilities Plan modifications	January 2009
Council adopts Resolution of Necessity; Council appoints Assessment Equalization Board (AEB) and sets meeting date for AEB (expedited for schedule purposes)	May 11, 2009
Public Participation Meeting(s) – DEFA Requirement	May – June 2009
Submit WPCLF Loan Application	July 31, 2009
Open Construction Bids	September 10, 2009
Council Tentatively Awards Contract	September 24, 2009
Law Director issues R/W Certification	October 1, 2009
Submit Bid Information to OEPA	October 1, 2009
OEPA Director Approves Loan	November 1, 2009
Issue Notice to Proceed	December 18, 2009
<b>Construction Starts</b>	<b>January 4, 2010</b>
<b>Substantial Completion</b>	<b>March 4, 2011</b>
Complete O & M Manual	April 22, 2011
<b>Final Restoration</b>	<b>June 3, 2011</b>
Determine final cost of project including all “soft” costs of legal service, engineering and financing costs; and prepare final assessment list	June 10, 2011
Council adopts Assessing Ordinance levying Final Assessments	June 23, 2011
Publication of Notice of Passage of Assessing Ordinance	June 27, 2011
Clerk of Council files Assessing Ordinance with County Auditor	June 27, 2011
Collect Assessments paid in full within the 30-days specified in the Assessing Ordinance	July 25, 2011
Determine amount of permanent financing after expiration of Assessment Payment Period	August 8, 2011
Certification of Assessments to the County Auditor including interest due on the permanent financing during the 20-year collection period	September 9, 2011
Initial Debt Service Payment	January 2012
Initial Collection of Funds from County	March 2012



# Euclid Creek Tributary Watershed Area “C” Construction Issues

- **Advanced Notifications**
  - Start of construction.
  - Final lateral connection locations.
- **Property Owner Access**
  - Driveway access.
  - Temporary drive aprons.
  - Temporary street parking.
  - Special access needs.
- **Miscellaneous Services**
  - Mail.
  - Newspaper.
  - General deliveries.
  - School buss access.
- **Emergency Services**
  - Emergency vehicles.
- **Temporary Traffic Control**
  - Temporary pavement replacement.
  - No detours anticipated; possible closure at Rockefeller/Eddy.
- **Property Restoration**
  - Temporary seeding and mulching.
  - Final seeding and mulching.
  - Final pavement replacement and resurfacing.
  - Restoration within easements.
- **Public Safety Issues**
  - Parental instruction to their children.
  - Safe distance from construction zone.
  - Stored materials.
  - Barriers and barricades.



# ECTW Area "C"

## Assessable Project Cost Summary

### Willow Lane Laterals

#### June 2009

<u>Description</u>	<u>Estim. Cost</u>
Probable Construction Cost	\$15,000
Engineering/Administration/Inspection	
a. Project Management and Construction Administration	600
b. Construction Observation	875
c. Assessment Services	2,000
d. Loan Management	500
e. Legal Costs	250
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<b>Subtotal Project Cost</b>	<b>\$19,225</b>
Plus Loan Contingency @ 5%	961
Plus Planning, Design and bidding	1,600
Plus Capitalized Interest @ 3.7%	470
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<b>Total Estimated Project Cost</b>	<b>\$22,256</b>
Minus 2% of cost	(445)
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<b>Assessable Project Cost</b>	<b>\$21,811</b>
 <b>Total Benefit Units</b>	 <b>4</b>
 <b>Cost Per Benefit Unit</b>	 <b>\$ 5,453</b>

