

Staff Report

WOODVIEW DRIVE UTILITIES

December 14, 2010

Woodview Subdivision currently consists of 15 lots on Woodview Drive, which were originally developed in the County. In 2004, a portion of the Woodview Subdivision was involuntarily brought into the City when the Ringgenberg farm (see Attachment I) was annexed under the state's "80/20 Rule." The other properties were annexed earlier in 1976. Currently, four lots are on City water and ten are served by private wells. Three lots are connected to the City's sanitary sewer system, and 11 have private septic systems (see Attachment II).

On September 8, 2009, the City Council referred to staff a request to do a study on the potential costs to serve the area with City sanitary sewer and water services for those properties that currently do not have City utilities.

Public Works staff met with the residents to provide cost estimates and to answer questions regarding serving the properties with sanitary sewer and water main. Several options were presented to the property owners on how they could be provided with these City services, including the following:

- Option I - set up a **connection district** for the services whereby the property owners would pay a connection fee at the time they are connected to the services. This option would require the City to up-front the cost of the project, likely through the issuance of bonds.
- Option II - set up a **special assessment** for all benefited properties. This option would follow regulations outlined in State Code, which requires that the fees be based on "equitable cost of extending the utilities." For a developed area such as Woodview Drive, this would mean using the area of the lot, front footage of the lot, or a combination of both to assign costs. With a special assessment, the costs could also be equally assigned providing that all properties agree to those amounts. This option would also require the City to upfront the cost of the project, likely through the issuance of bonds.
- Option III - have the **neighborhood itself act as a developer** to directly design and contract for the installation of the utilities according to City standards.
- Option IV – have **no utilities installed**, and the properties would continue to use septic systems and private wells for service.

The feedback staff received from attendees during and after the meeting leaned toward a preference for the special assessment option, since it would allow them to pay back the costs over time and would not require all property owners to agree. They also asked staff to re-evaluate the estimated cost as they felt it was very high. Staff did look at bid tabulations received near that time, and refined the costs based on these actual bid prices (the estimated costs are attached). Staff also explained how the low bid process works and provided a bid tab sheet to show how much variance can occur between low to high bid.

On September 29, 2010, City Council referred a request to City staff from residents of Woodview Drive requesting utilities be installed through special assessment to the benefited properties. That request was signed by all but two of the affected properties. Since that time, letters have been received indicating that these two property owners are now willing parties. This means there is now 100% voluntary participation in the project.

STAFF COMMENTS:

As witnessed by the request to City Council on September 28, 2010, along with the subsequent letters, the owners on Woodview Drive would like to have City water and sewer projects provided through special assessment. The property owners have expressed their support for special assessments because this would allow them to pay back the costs over a period time.

If the City Council chooses to proceed with a special assessment project, the next steps will be as follows:

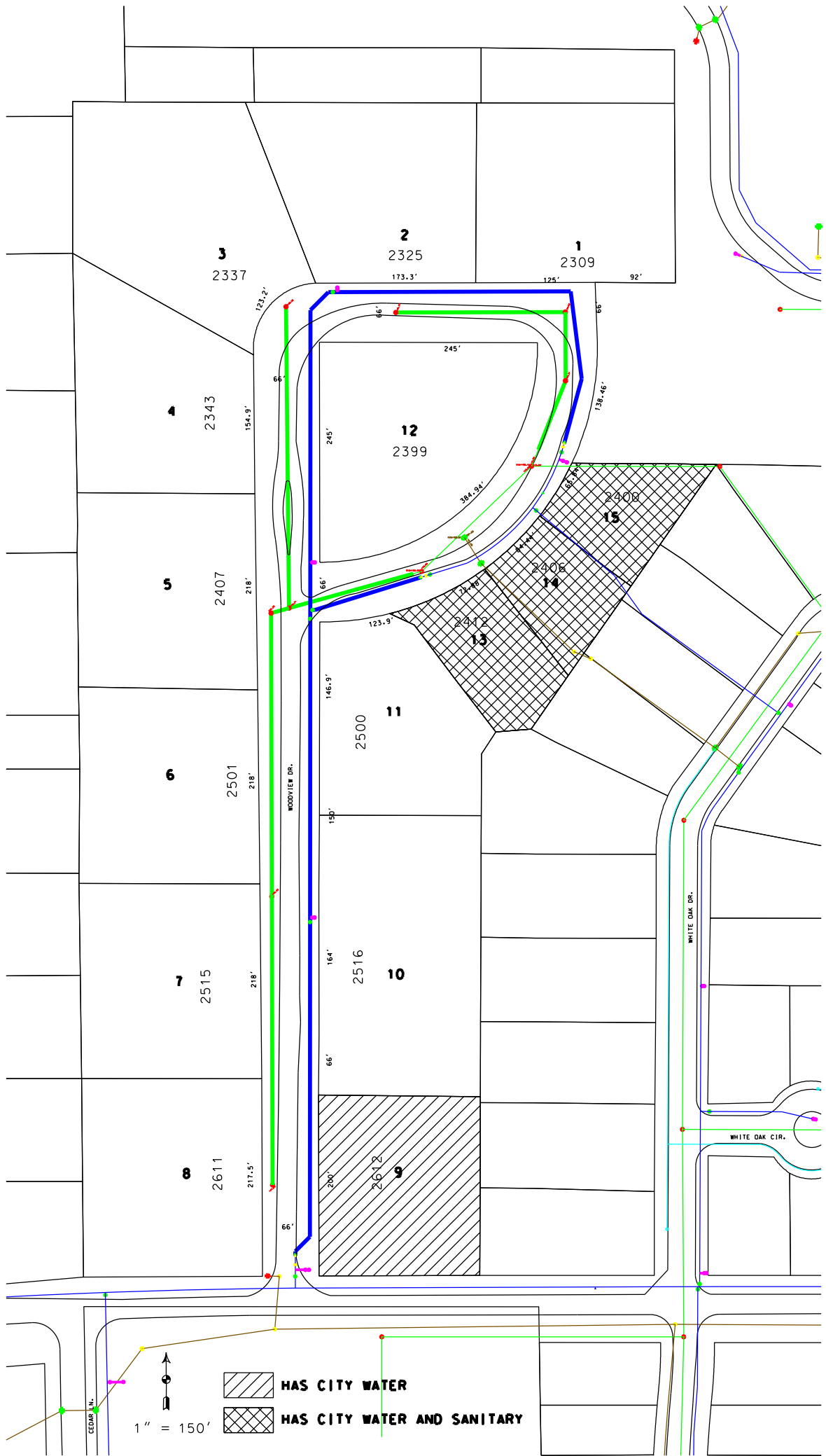
- 1) Draft an assessment agreement and obtain signatures every participating property owner;
- 2) Adopt an assessment approach (See Attachment II);
- 3) Arrange for engineering services to prepare plats, scheduled, cost estimates, and plans;
- 4) Adopt a preliminary resolution, preliminary plans, plat, and schedule;
- 5) Set a public hearing and adopt a resolution of necessity;
- 6) Prepare and approve detailed plans and specifications;
- 7) Bid and construct project to completion;
- 8) Certify final schedule of assessments to county so owners pay assessments over period and rate set by City Council.

It is recommended by staff that the assessments be allocated 50% on lot frontage and 50% on lot area. However, since all properties have agreed to the assessment, they could request another payment proposal for the City to consider, such as assigning equal costs to all involved properties.

It should be emphasized that the assessment amounts reflected on the various attachments are based on very preliminary cost estimates for the project. If the

City Council decides to move ahead with this project, more detailed cost analyses will be made which could result in higher or lower estimates than are currently reflected.

Should the Council choose to move ahead with this project, the improvements could be programmed into the FY 2011-12 budget with design to occur in FY 2010-11.



ENGINEER'S ESTIMATE
WOODVIEW SANITARY SEWER
PUBLIC WORKS DEPT.- ENGINEERING DIV.
CITY OF AMES, IA
Rev 05/10/2010

<u>Item</u>	<u>Description</u>	<u>Est Quant</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
	<i>Division 1 - General</i>				
1.1	Traffic Control	1	ls	5000.00	5,000.00
1.2	Mobilization	1	ls	10000.00	10,000.00
	<i>Division 2 - Earthwork</i>				
2.1	Pavement Removal, Full-Depth	760	sy	10.00	7,600.00
	<i>Division 3 - Trench, Backfill and Tunnelling</i> (Not Used)				
	<i>Division 4 - Sewers and Drains</i>				
4.1	8" Sanitary Sewer Pipe	1488	lf	50.00	74,400.00
	<i>Division 5 - Water Mains and Appurtenances</i> (Not Used)				
	<i>Division 6 - Structures for Sanitary and Storm Sewer</i>				
6.1	Sanitary Sewer Manhole, 48" dia.	8	ea	3000.00	24,000.00
	<i>Division 7 - Streets and Related Work</i>				
7.1	HMA Surface, 1/2" Mix, 3" Depth	140	ton	85.00	11,900.00
	<i>Division 8 - Traffic Signals</i> (Not Used)				
	<i>Division 9 - Sitework and Landscaping</i>				
9.1	Sod	70	sq	135	9,450.00
	SUBTOTAL ESTIMATED COST				142,350.00
	ENGINEERING (15%)				21,352.50
	CONTINGENCY (12%)				17,082.00
	TOTAL ESTIMATED COST				180,784.50 *

* Does not include cost of installing service to property line, which is the property owner's responsibility.
Services would be estimated at \$2,500

Woodview Drive
SANITARY ASSESSMENT - FRONT FOOTAGE

Cost of Sanitary **180,784.50**

Total Cost \$ 180,784.50

1	2	10	11	12	13	14
Parcel Numbe	Average Frontage	Percentage of Total Points	Cost	Value	Deficiency	Assessment
1	125	5.55	\$ 10,027.54	\$214,300.00	\$ -	\$ 10,027.54
2	173.3	7.69	\$ 13,902.18	\$200,200.00	\$ -	\$ 13,902.18
3	123.2	5.47	\$ 9,883.14	\$264,100.00	\$ -	\$ 9,883.14
4	154.9	6.87	\$ 12,426.13	\$223,800.00	\$ -	\$ 12,426.13
5	218	9.67	\$ 17,488.03	\$297,000.00	\$ -	\$ 17,488.03
6	218	9.67	\$ 17,488.03	\$264,600.00	\$ -	\$ 17,488.03
7	218	9.67	\$ 17,488.03	\$180,500.00	\$ -	\$ 17,488.03
8	217.5	9.65	\$ 17,447.92	\$198,500.00	\$ -	\$ 17,447.92
9	200	8.87	\$ 16,044.06	\$203,400.00	\$ -	\$ 16,044.06
10	305	13.53	\$ 24,467.20	\$302,200.00	\$ -	\$ 24,467.20
11	300.7	13.34	\$ 24,122.25	\$231,300.00	\$ -	\$ 24,122.25
12	874.94	0.00	\$ -	\$7,000.00	\$ -	\$ -
13	117.98	0.00	\$ -	\$339,500.00	\$ -	\$ -
14	84.44	0.00	\$ -	\$222,300.00	\$ -	\$ -
15	65.84	0.00	\$ -	\$226,400.00	\$ -	\$ -
TOTALS					\$0.00	\$180,784.50

Woodview Drive
SANITARY ASSESSMENT - SQUARE FRONT

Cost of Sanitary \$ 180,784.50

Total Cost \$ 180,784.50

1	2	10	11	12	13	14
Parcel Numbe	Square Footage	Percentage of Total Points	Cost	Value	Deficiency	Assessment
1	43124	8.82	\$ 15,936.82	\$214,300.00	\$ -	\$ 15,936.82
2	42689	8.73	\$ 15,776.07	\$200,200.00	\$ -	\$ 15,776.07
3	57935	11.84	\$ 21,410.35	\$264,100.00	\$ -	\$ 21,410.35
4	42689	8.73	\$ 15,776.07	\$223,800.00	\$ -	\$ 15,776.07
5	43560	8.90	\$ 16,097.95	\$297,000.00	\$ -	\$ 16,097.95
6	43560	8.90	\$ 16,097.95	\$264,600.00	\$ -	\$ 16,097.95
7	42689	8.73	\$ 15,776.07	\$180,500.00	\$ -	\$ 15,776.07
8	43560	8.90	\$ 16,097.95	\$198,500.00	\$ -	\$ 16,097.95
9	36155	7.39	\$ 13,361.37	\$203,400.00	\$ -	\$ 13,361.37
10	55757	11.40	\$ 20,605.45	\$302,200.00	\$ -	\$ 20,605.45
11	37473	7.66	\$ 13,848.45	\$231,300.00	\$ -	\$ 13,848.45
12	46609	0.00	\$ -	\$7,000.00	\$ -	\$ -
13	17150	0.00	\$ -	\$339,500.00	\$ -	\$ -
14	14509	0.00	\$ -	\$222,300.00	\$ -	\$ -
15	15625	0.00	\$ -	\$226,400.00	\$ -	\$ -
				TOTALS	\$0.00	\$180,784.50

Woodview Drive**SANITARY ASSESSMENT - FRONT FOOTAGE/SQUARE FOOT COMBINED (RECOMMENDED)**Cost of Sanitary **180,784.50**

Total Cost \$ 180,784.50

1	2	10	11	2	10	11	12	13	14
Parcel Numbe	Average Frontage	Percentage of Total Points	Cost	Square Footage	Percentage of Total Points	Cost	Value	Deficiency	Assessment
1	125	2.77	\$ 5,013.77	43124	4.41	\$ 7,968.41	\$214,300.00	\$ -	\$ 12,982.18
2	173.3	3.84	\$ 6,951.09	42689	4.36	\$ 7,888.03	\$200,200.00	\$ -	\$ 14,839.12
3	123.2	2.73	\$ 4,941.57	57935	5.92	\$ 10,705.17	\$264,100.00	\$ -	\$ 15,646.75
4	154.9	3.44	\$ 6,213.06	42689	4.36	\$ 7,888.03	\$223,800.00	\$ -	\$ 14,101.10
5	218	4.84	\$ 8,744.01	43560	4.45	\$ 8,048.98	\$297,000.00	\$ -	\$ 16,792.99
6	218	4.84	\$ 8,744.01	43560	4.45	\$ 8,048.98	\$264,600.00	\$ -	\$ 16,792.99
7	218	4.84	\$ 8,744.01	42689	4.36	\$ 7,888.03	\$180,500.00	\$ -	\$ 16,632.05
8	217.5	4.83	\$ 8,723.96	43560	4.45	\$ 8,048.98	\$198,500.00	\$ -	\$ 16,772.93
9	200	4.44	\$ 8,022.03	36155	3.70	\$ 6,680.69	\$203,400.00	\$ -	\$ 14,702.72
10	305	6.77	\$ 12,233.60	55757	5.70	\$ 10,302.73	\$302,200.00	\$ -	\$ 22,536.32
11	300.7	6.67	\$ 12,061.12	37473	3.83	\$ 6,924.23	\$231,300.00	\$ -	\$ 18,985.35
12	874.94	0.00	\$ -	46609	0.00	\$ -	\$7,000.00	\$ -	\$ -
13	117.98	0.00	\$ -	17150	0.00	\$ -	\$339,500.00	\$ -	\$ -
14	84.44	0.00	\$ -	14509	0.00	\$ -	\$222,300.00	\$ -	\$ -
15	65.84	0.00	\$ -	15625	0.00	\$ -	\$226,400.00	\$ -	\$ -
TOTALS								\$0.00	\$180,784.50

Woodview Drive
SANITARY ASSESSMENT - NUMBER OF PROPERTIES

Cost of Sanitary \$ 180,784.50

Total Cost \$ 180,784.50

1	2	9	10	11	12	13	14
Parcel Numbe	Average Frontage	Points 2 x 8	Percentage of Total Points	Cost	Value	Deficiency	Assessment
1	125	9.09	9.09	\$ 16,434.95	\$214,300.00	\$ -	\$ 16,434.95
2	173.3	9.09	9.09	\$ 16,434.95	\$200,200.00	\$ -	\$ 16,434.95
3	123.2	9.09	9.09	\$ 16,434.95	\$264,100.00	\$ -	\$ 16,434.95
4	154.9	9.09	9.09	\$ 16,434.95	\$223,800.00	\$ -	\$ 16,434.95
5	218	9.09	9.09	\$ 16,434.95	\$297,000.00	\$ -	\$ 16,434.95
6	218	9.09	9.09	\$ 16,434.95	\$264,600.00	\$ -	\$ 16,434.95
7	218	9.09	9.09	\$ 16,434.95	\$180,500.00	\$ -	\$ 16,434.95
8	217.5	9.09	9.09	\$ 16,434.95	\$198,500.00	\$ -	\$ 16,434.95
9	200	9.09	9.09	\$ 16,434.95	\$203,400.00	\$ -	\$ 16,434.95
10	305	9.09	9.09	\$ 16,434.95	\$302,200.00	\$ -	\$ 16,434.95
11	300.7	9.09	9.09	\$ 16,434.95	\$231,300.00	\$ -	\$ 16,434.95
12	874.94	0	0.00	\$ -	\$7,000.00	\$ -	\$ -
13	117.98	0	0.00	\$ -	\$339,500.00	\$ -	\$ -
14	84.44	0	0.00	\$ -	\$222,300.00	\$ -	\$ -
15	65.84	0	0.00	\$ -	\$226,400.00	\$ -	\$ -
					TOTALS	\$0.00	\$180,784.50

ENGINEER'S ESTIMATE
WOODVIEW WATER MAIN
PUBLIC WORKS DEPT.- ENGINEERING DIV.
CITY OF AMES, IA
Rev 5/10/10

<u>Item</u>	<u>Description</u>	<u>Est Quant</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
	<i>Division 1 - General</i>				
1.1	Traffic Control	1	ls	5000.00	5,000.00
1.2	Mobilization	1	ls	10000.00	10,000.00
	<i>Division 2 - Earthwork</i>				
2.1	Pavement Removal, Full-Depth	68.3	sy	10.00	683.00
	<i>Division 3 - Trench, Backfill and Tunnelling (Not Used)</i>				
	<i>Division 4 - Sewers and Drains</i>				
3.1	Tunnel under Drives/Trees	530	lf	60.00	31,800.00
	<i>Division 5 - Water Mains and Appurtenances</i>				
5.1	8" Water Main Pipe	1664	lf	40.00	66,560.00
5.2	8"x8"x8" Tee	1	ea	600.00	600.00
5.3	8"x6"x8" Tee	3	ea	550.00	1,650.00
5.4	8" Gate Valve	4	ea	1500.00	6,000.00
5.5	8" 45 deg Bend	6	ea	550.00	3,300.00
5.6	8" 22-1/2 deg Bend	3	ea	500.00	1,500.00
5.7	6"x8" Increaser	3	ea	500.00	1,500.00
5.8	Hydrant Run & Assembly	3	ea	4000.00	12,000.00
	<i>Division 6 - Structures for Sanitary and Storm Sewer (Not Used)</i>				
	<i>Division 7 - Streets and Related Work</i>				
7.1	HMA Surface, 1/2" Mix, 3" Depth	12.5	ton	85.00	1,062.50
	<i>Division 8 - Traffic Signals (Not Used)</i>				
	<i>Division 9 - Sitework and Landscaping</i>				
9.1	Sod	113.5	sq	135	15,322.50
	SUBTOTAL ESTIMATED COST				156,978.00
	ENGINEERING (15%)				23,546.70
	CONTINGENCY (12%)				18,837.36
	TOTAL ESTIMATED COST				199,362.06 *

* Does not include cost of installing service to property line, which is the property owner's responsibility.
Services would be estimated at \$2,000

Woodview Drive
WATER ASSESSMENT - FRONT FOOTAGE

Cost of Water **199,362.06**

Total Cost \$ 199,362.06

1	2	10	11	12	13	14
Parcel Numbe	Average Frontage	Percentage of Total Points	Cost	Value	Deficiency	Assessment
1	125	6.09	\$ 12,134.91	\$214,300.00	\$ -	\$ 12,134.91
2	173.3	8.44	\$ 16,823.84	\$200,200.00	\$ -	\$ 16,823.84
3	123.2	6.00	\$ 11,960.17	\$264,100.00	\$ -	\$ 11,960.17
4	154.9	7.54	\$ 15,037.58	\$223,800.00	\$ -	\$ 15,037.58
5	218	10.62	\$ 21,163.29	\$297,000.00	\$ -	\$ 21,163.29
6	218	10.62	\$ 21,163.29	\$264,600.00	\$ -	\$ 21,163.29
7	218	10.62	\$ 21,163.29	\$180,500.00	\$ -	\$ 21,163.29
8	217.5	10.59	\$ 21,114.75	\$198,500.00	\$ -	\$ 21,114.75
9	200	0.00	\$ -	\$203,400.00	\$ -	\$ -
10	305	14.85	\$ 29,609.19	\$302,200.00	\$ -	\$ 29,609.19
11	300.7	14.64	\$ 29,191.75	\$231,300.00	\$ -	\$ 29,191.75
12	874.94	0.00	\$ -	\$7,000.00	\$ -	\$ -
13	117.98	0.00	\$ -	\$339,500.00	\$ -	\$ -
14	84.44	0.00	\$ -	\$222,300.00	\$ -	\$ -
15	65.84	0.00	\$ -	\$226,400.00	\$ -	\$ -
TOTALS					\$0.00	\$199,362.06

Woodview Drive
WATER ASSESSMENT - SQUARE FRONT

Cost of Water **199,362.06**

Total Cost \$ 199,362.06

1	2	10	11	12	13	14
Parcel Numbe	Square Footage	Percentage of Total Points	Cost	Value	Deficiency	Assessment
1	43124	9.52	\$ 18,977.06	\$214,300.00	\$ -	\$ 18,977.06
2	42689	9.42	\$ 18,785.63	\$200,200.00	\$ -	\$ 18,785.63
3	57935	12.79	\$ 25,494.75	\$264,100.00	\$ -	\$ 25,494.75
4	42689	9.42	\$ 18,785.63	\$223,800.00	\$ -	\$ 18,785.63
5	43560	9.62	\$ 19,168.92	\$297,000.00	\$ -	\$ 19,168.92
6	43560	9.62	\$ 19,168.92	\$264,600.00	\$ -	\$ 19,168.92
7	42689	9.42	\$ 18,785.63	\$180,500.00	\$ -	\$ 18,785.63
8	43560	9.62	\$ 19,168.92	\$198,500.00	\$ -	\$ 19,168.92
9	36155	0.00	\$ -	\$203,400.00	\$ -	\$ -
10	55757	12.31	\$ 24,536.31	\$302,200.00	\$ -	\$ 24,536.31
11	37473	8.27	\$ 16,490.29	\$231,300.00	\$ -	\$ 16,490.29
12	46609	0.00	\$ -	\$7,000.00	\$ -	\$ -
13	17150	0.00	\$ -	\$339,500.00	\$ -	\$ -
14	14509	0.00	\$ -	\$222,300.00	\$ -	\$ -
15	15625	0.00	\$ -	\$226,400.00	\$ -	\$ -
				TOTALS	\$0.00	\$199,362.06

Woodview Drive
WATER ASSESSMENT - FRONT FOOTAGE/SQUARE FOOT (RECOMMENDED)

Cost of Water **199,362.06**

Total Cost \$ 199,362.06

1	2	10	11	2	10	11	12	13	14
Parcel Numbe	Average Frontage	Percentage of Total Points	Cost	Square Footage	Percentage of Total Points	Cost	Value	Deficiency	Assessment
1	125	3.04	\$ 6,067.46	43124	4.76	\$ 9,488.53	\$214,300.00	\$ -	\$ 15,555.98
2	173.3	4.22	\$ 8,411.92	42689	4.71	\$ 9,392.82	\$200,200.00	\$ -	\$ 17,804.74
3	123.2	3.00	\$ 5,980.09	57935	6.39	\$ 12,747.38	\$264,100.00	\$ -	\$ 18,727.46
4	154.9	3.77	\$ 7,518.79	42689	4.71	\$ 9,392.82	\$223,800.00	\$ -	\$ 16,911.61
5	218	5.31	\$ 10,581.64	43560	4.81	\$ 9,584.46	\$297,000.00	\$ -	\$ 20,166.10
6	218	5.31	\$ 10,581.64	43560	4.81	\$ 9,584.46	\$264,600.00	\$ -	\$ 20,166.10
7	218	5.31	\$ 10,581.64	42689	4.71	\$ 9,392.82	\$180,500.00	\$ -	\$ 19,974.46
8	217.5	5.30	\$ 10,557.37	43560	4.81	\$ 9,584.46	\$198,500.00	\$ -	\$ 20,141.83
9	200	0.00	\$ -	36155	0.00	\$ -	\$203,400.00	\$ -	\$ -
10	305	7.43	\$ 14,804.59	55757	6.15	\$ 12,268.15	\$302,200.00	\$ -	\$ 27,072.75
11	300.7	7.32	\$ 14,595.87	37473	4.14	\$ 8,245.14	\$231,300.00	\$ -	\$ 22,841.02
12	874.94	0.00	\$ -	46609	0.00	\$ -	\$7,000.00	\$ -	\$ -
13	117.98	0.00	\$ -	17150	0.00	\$ -	\$339,500.00	\$ -	\$ -
14	84.44	0.00	\$ -	14509	0.00	\$ -	\$222,300.00	\$ -	\$ -
15	65.84	0.00	\$ -	15625	0.00	\$ -	\$226,400.00	\$ -	\$ -
TOTALS								\$0.00	\$199,362.06

Woodview Drive
ASSESSMENT - NUMBER OF PROPERTIES

Cost of Water **199,362.06**

Total Cost \$ 199,362.06

1	2	9	10	11	12	13	14
Parcel Number	Average Frontage	Points 2 x 8	Percentage of Total Points	Cost	Value	Deficiency	Assessment
1	125	10.00	10.00	\$ 19,936.21	\$214,300.00	\$ -	\$ 19,936.21
2	173.3	10.00	10.00	\$ 19,936.21	\$200,200.00	\$ -	\$ 19,936.21
3	123.2	10.00	10.00	\$ 19,936.21	\$264,100.00	\$ -	\$ 19,936.21
4	154.9	10.00	10.00	\$ 19,936.21	\$223,800.00	\$ -	\$ 19,936.21
5	218	10.00	10.00	\$ 19,936.21	\$297,000.00	\$ -	\$ 19,936.21
6	218	10.00	10.00	\$ 19,936.21	\$264,600.00	\$ -	\$ 19,936.21
7	218	10.00	10.00	\$ 19,936.21	\$180,500.00	\$ -	\$ 19,936.21
8	217.5	10.00	10.00	\$ 19,936.21	\$198,500.00	\$ -	\$ 19,936.21
9	200	0	0.00	\$ -	\$203,400.00	\$ -	\$ -
10	305	10.00	10.00	\$ 19,936.21	\$302,200.00	\$ -	\$ 19,936.21
11	300.7	10.00	10.00	\$ 19,936.21	\$231,300.00	\$ -	\$ 19,936.21
12	874.94	0	0.00	\$ -	\$7,000.00	\$ -	\$ -
13	117.98	0	0.00	\$ -	\$339,500.00	\$ -	\$ -
14	84.44	0	0.00	\$ -	\$222,300.00	\$ -	\$ -
15	65.84	0	0.00	\$ -	\$226,400.00	\$ -	\$ -
					TOTALS	\$0.00	\$199,362.06