

DISTRICT 6

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

_____ Resolution or Ordinance (Blue) _____ Waiver of First Requested
 X Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 16, 2005 (COW) (B of T) **Date:** September 1, 2005

TITLE: Special Assessment 219 (Morris & School)
Assessment & Connection Policy

SUBMITTED BY: David A. Dratnol, P.E., Village Engineer *DA*

BACKGROUND/POLICY IMPLICATIONS:

See memo

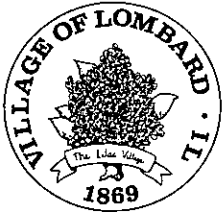
FISCAL IMPACT/FUNDING SOURCE:

HTE Project: 0411
PW Project: ST-05-05

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *William T. Lichter* Date *8/25/05*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



To: William T. Lichter, Village Manager
Through: Wes Anderson, Director of Public Works *WA*
From: Ray Schwab, Civil Engineer *RS*
Date: August 17, 2005
Subject: Special Assessment 219 (Morris & School)
Assessment & Connection Policy

Background:

The SA 219 project area includes School Avenue (from Norton Street to Roosevelt Road), Ahrens Avenue (from Norton Street to Roosevelt Road), and Morris Avenue (from a ½ block west of Ahrens Avenue to Westmore/Meyers Road). The Village will propagate its water and sewer distribution system to service these recently incorporated areas. School Street and Morris Avenue do not currently have water or sanitary sewer mains within the Village right-of-way. Civiltech Engineering of Itasca is currently under contract for design engineering services regarding the underground improvements for the annexed areas.

As shown in the current CIP, a significant portion of the work will be constructed in FY 2007 (summer of 2006). The work scheduled for FY 2007 includes Morris and School. Morris will be fully improved west of Ahrens Avenue. Water and sewer will be constructed on Morris between Ahrens and Westmore/Meyers. Water and sewer will also be constructed on School from Norton to Roosevelt.

BOLI Recommendations:

At the August meeting of the Board of Local Improvements, discussions regarding the utility hookup of the SA 219 yielded the following recommended policy:

- SA 219 will be administered in a similar manner as Special Assessment 210. SA 210 was the installation of sanitary sewer on Grace, Fairfield and Edgewood (between Central Avenue and Roosevelt Road). The water and sewer portion of the project will have a cost share of 30/70 Village/Resident. Residents will be assessed a maximum of 70% of the total project cost. Each home without Village water or sewer main on School and Morris will be assessed equally. The total project cost will be divided by the number of properties resulting in the assessment, regardless of the frontage/sideage of the assessed property. The improvements to the portion of Morris west of Ahrens will be per existing Special Assessment policy for improved roadways (70/30 Village/Resident share).
- Resident share of the project cost is subject to a capped value. By Illinois state statute, the Village may not assess the property owner more than the proposed improvement would raise the appraised value of the property. Resident cost will either be at the 70% share or the increase in appraised value to the property, whichever is less.
- Water and sewer tap-on fees will be reduced by 50% if the resident connects within one year. The Glenbard fee and Village of Lombard permit fees will not be discounted. After one year the full connection rate(s) will apply. The one year period will begin when the special assessment is officially closed by the Board of Local Improvements. Time extensions to connect to the Village water and sanitary sewer system will be considered. After one year, residents must bring any hardship case to the Village Manager's office and in turn the resident must present his/her hardship case to the Board of Trustees. BOLI officially closes the assessment after legal council has received court confirmation regarding the final cost of the project.

Ahrens currently has water and sewer service. However not all homes are connected on to the Village system. Given that Ahrens was annexed at the same time as School and Morris, BOLI is in favor of granting the residents on Ahrens Avenue (Norton to Roosevelt) the same time frame to connect onto Village water and sewer as the residents on School Street. However, Ahrens Avenue is not within the jurisdiction/authority of BOLI thus this recommendation/decision must come from the Board of Trustees.

Engineering is seeking concurrence on the BOLI recommendation concerning the water & sewer utility connection policy for SA 219. Please present this agreement to the President and Board of Trustees for their review and approval at their regular meeting on September 1, 2005.