



CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

MEMORANDUM

TO: Mayor Laurel L. Prussing and Members of the City Council
FROM: William R. Gray, Public Works Director
Gale L. Jamison, Assistant City Engineer
Bradley M. Bennett, Civil Engineer
DATE: May 21, 2009
RE: North Shore Drive Sanitary Sewer Extension and Resurfacing Project
Ordinance Requiring Payment of a Sanitary Sewer Service Lateral Connection Fee

Introduction

This project involves a sanitary sewer extension and street resurfacing to serve seven properties in an industrial park located on North Shore Drive which is north of Interstate 74 and west of Lincoln Avenue. The industrial park properties are presently served by septic tanks and many of these systems are in poor condition according to the property owners.

Section 24-38 Paragraph (c) of the City Code requires that property owners are responsible for the costs related to the installation of a sanitary sewer service lateral. The seven property owners will be responsible for reimbursing the City for the costs of the sewer service laterals installed to their property line as part of the North Shore Drive Project that serve their properties.

Background and Facts

A sanitary sewer service lateral is the pipe that connects a home's or business' plumbing to the City's sanitary sewer system. Homes or businesses in the vicinity of a City sanitary sewer have a sanitary sewer service lateral connection to it.

The sanitary sewer extension portion of the project will involve the installation of 933-ft of new 8-inch diameter gravity sewer and five new manholes to connect the industrial park businesses to the City's sanitary sewer system. A drawing of the proposed sanitary sewer extension is presented in Figure 1. Sanitary sewer lateral pipes will be run to the property line from the new 8-inch diameter gravity sewer for the property owners to connect their plumbing to. It will be the property owner's responsibility to disconnect from their septic tank and connect into the City provided sanitary sewer lateral connection. The property owners will also be responsible for abandoning their existing septic tanks in accordance with the Champaign-Urbana Public Health Department (CUPHD) regulations.

The street resurfacing portion of the project will involve milling and resurfacing the existing asphalt pavement. The curb and gutter will be removed and replaced to improve street drainage. New storm sewers will also be constructed to improve drainage.

The Public Works Department held a project informational meeting on April 22nd, 2009 at the Eastern Illinois Food Bank's conference room. Invitations were sent to all the property owners and tenants on North Shore Drive regarding the project informational meeting. The project scope, traffic impacts, project schedule, and the proposed sanitary sewer service lateral connection fee were discussed at that meeting.

Financial Impact

The Engineer's Estimate for the sanitary sewer service laterals to be installed as part of the North Shore Drive Project is \$32,000. Each of the seven property owner's share would be \$4,600 based on the Engineer's Estimate. The Public Works Department recommends splitting the total sewer lateral costs equally among the seven property owners as the fairest most equitable distribution of the costs. The final sanitary sewer service lateral costs would be determined after the project was complete.

The property owner will have the option of reimbursing the City for the sewer lateral costs or deferring that payment to a later date. The sanitary sewer service lateral fee will have to be paid before the property is allowed to connect to the sanitary sewer. The CUPHD will require the properties to connect to the sanitary sewer once their septic system fails so all properties will eventually have to connect to the sanitary sewer at a future date. An annual interest rate of 4% will be assessed to all property owners who elect to defer payment on the sanitary sewer service lateral connection fee.

Recommended Action

The Public Works Department requests approval of the attached ordinance requiring payment of a sanitary sewer service lateral connection fee for parcels receiving sanitary sewer service along North Shore Drive.



PREPARED BY:
CITY OF URBANA
ENGINEERING DIVISION
706 S. GLOVER
URBANA, IL 61802

**NORTH SHORE DRIVE PROJECT
FIGURE 1**

DATED: MAY 8, 2009	DRAWN BY: B.J.O.
DESIGNED BY: B.J.O.	CHECKED BY: B.M.B.

**AN ORDINANCE REQUIRING PAYMENT OF A SANITARY SEWER SERVICE
LATERAL CONNECTION FEE RELATING TO CERTAIN PARCELS**

WHEREAS, the City of Urbana has developed plans to extend a new eight (8) inch sanitary sewer a distance of approximately 933 feet in the right-of-way of the North Shore Drive to serve seven (7) properties abutting on the North Shore Drive; and

WHEREAS, upon completion of the project, under Champaign County Health Department regulations and City of Urbana Ordinances, it becomes the responsibility of the property owner to disconnect from the septic tank, and connect to the sanitary sewer; and

WHEREAS, it is desirable, and most economical and efficient to construct as part of the project, the sanitary sewer laterals to serve each of the eight (8) properties identified herein, which will then also permit the prompt repaving of the right-of-way; and

WHEREAS, the property owners benefited by the project have been notified and consulted in the process of developing these plans; and

WHEREAS, to implement the plans for the project, it is desirable to set forth a mechanism for the property owners to pay their share of the costs for construction of the laterals as part of the project.

NOW, THEREFORE, BE IT ORDAINED BY THE URBANA CITY COUNCIL as follows:

Section 1. The City Council, being fully familiar with all the aforementioned recitals, finds that all factual matter recited in the preamble of this ordinance are in fact true and correct and make such a part of this ordinance as legislative finding.

Section 2. Upon completion of the project, the City Engineer is directed to calculate the aggregate actual costs incurred in the construction of the laterals (excluding any costs related to compensation paid to city

employees). The aggregate costs shall then be divided by eight (8) and that amount then is the amount of money each property owner of the eight (8) properties identified below, shall be required to pay before they are allowed to hookup to the new sanitary sewer line.

2401 North Shore Drive PIN 91-21-06-227-005 Lot 1 Northshore Addition
2402 North Shore Drive PIN 91-21-06-228-005 Lot 2 Northshore Addition
2404 North Shore Drive PIN 91-21-06-227-004 Lot 4 Northshore Addition
2405 North Shore Drive PIN 91-21-06-227-004 Lots 3 & 5 Northshore
Addition
2500 North Shore Drive PIN 91-21-06-228-003 Lot 6 Northshore Addition
2505 North Shore Drive PIN 91-21-06-227-003 Lot 7 Northshore Addition
2506 North Shore Drive PIN 91-21-06-228-002 Lot 8 Northshore Addition

Section 3. The City Engineer shall notify each of the property owners by registered letter, return receipt requested, mailed to such owner at the address to which the last general taxes were mailed, with a copy of such letter to the address of the property on North Shore Drive.

Section 4. The notice referred to in Section 3 above, shall advise the property owner that the amount assessed to their property is due on the date specified in such letter, which date shall be not earlier than ninety (90) days from the date such letter was mailed.

Section 5. If the amount assessed is not paid by the date set forth, the property shall not be allowed to connect to the new sanitary sewer, and the amount assessed shall bear interest at four percent (4%) from the date due until paid.

Section 6. The City Clerk is directed to record a certified copy of this ordinance and to mail a certified copy of this ordinance to the persons who last paid the general taxes on this subject property.

Section 7. Recording of a receipt signed by the City Clerk indicating payment of the amount due under this ordinance to the City shall be conclusive evidence that the condition set forth in Section 2 of this ordinance has been satisfied.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of three-fourths of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said City Council.

PASSED by the City Council this _____ day of _____, _____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
_____.

Laurel Lunt Prussing, Mayor