

	Riverdale Road	Montcastle Dr, East	Comments
Project Information			
P-number	P04709	P04710	Project Number
Authorization Type	Public Necessity (25-Feb-2008)	Resident Petition (7-Nov-2007)	All projects are annexation projects where an owner petitioned and City is required to provide service
Type of Improvement	Water	Water/Sewer	
Water frontage rate	\$12 per foot	\$12 per foot	New rates became effective 9/1/2003
Sewer frontage rate	N/A	\$16 per foot	New rates became effective 9/1/2003
Curb & gutter frontage rate	N/A	N/A	
Notice of Public Improvement	15-Dec-2008	13-Jan-2009	Sent to owners & advertised in paper, owners were notified of preliminary amounts
Project authorized by Council	6-Jan-2009	3-Feb-2009	Public Hearing & Council Authorization, estimated assess information available on City website
Engineeing pre-construction letter sent	11-Nov-2009	11-Nov-2009	Construction Start Notice
Contract completion	16-May-2011	16-May-2011	Contract Payment completed (determines final project cost)
Notice of Preliminary assessment sent to owners	19-Mar-2015	19-Mar-2015	Notice of preliminary assessment sent from legal.
Property and Owner Statistics			
# of property parcels	10	10	
# of owners	9	8	One owner could own multiple parcels
# owners signing petition	N/A	2	All project petitions from involuntary annexation
# of assessed property parcels	2	6	
# of owners paid for easements	3	5	
# of assessed owner changes	0	0	Owner changes since "Notice of Public Improvement"
# of owners with pre-paid assessments	0	0	Pending assessments are pre-paid when property is sold (part of closing process)
# of property parcels connected to water	0	3	
# of property parcels connected to sewer	N/A	3	
# of property parcels held in abeyance	2	3	Properties not currently connected to services
Project Costs			

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Water construction cost	\$ 82,449.82	\$ 30,308.91	Assessable construction cost (excludes certain work such as mobilization, driveway aprons, erosion control measures, project signs, culverts)
Sewer construction cost	\$ -	\$ 36,303.30	
Curb & gutter construction cost	\$ -	\$ -	
Total assessable construction cost	\$ 82,449.82	\$ 66,612.21	
Total water & sewer easement cost	\$ 1,302.00	\$ 25,420.00	Purchased by the City from property owners
Assesment Charges			
Water	\$ 11,391.36	\$ 7,811.40	Assessed amount
Sewer	\$ -	\$ 8,726.24	Assessed amount
Curb & gutter	\$ -	\$ -	Assessed amount
Frontage exemptions on corner lots	\$ -	\$ -	Assessed Amount Assumed by City (maximum of 150 feet for water & sewer)
Total assessment charges	\$ 11,391.36	\$ 16,537.64	Total assessed amount paid by owners
Lateral charges	\$ 3,502.00	\$ 13,210.00	Total water & sewer lateral charges
Total amount	\$ 14,893.36	\$ 29,747.64	Total amount paid by owners