

DATE: November 28, 2017
TO: Jim Westmoreland, City Manager
FROM: Tom Carruthers, City Attorney
RE: Petition for Local Improvements
Primrose Avenue – From Princess Road to Prince Road - Sewer

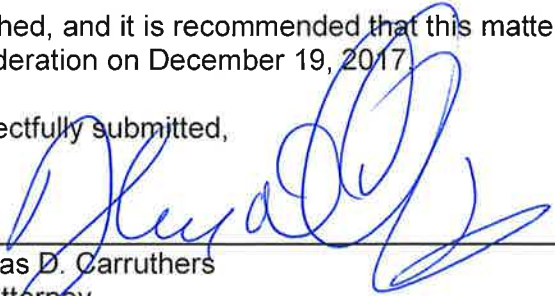
The above-referenced Petition for Local Improvements has been received by the City Attorney's Office:

This petition has been found to be sufficient as follows: The total number of owners is 10; the number thereof signing the petition is 7, a majority of 70%. The total number of linear feet is 1,101.3; the number of linear feet signed for by petitioners is 775, a majority of 70%.

With respect to the 8-inch sewer main, the estimated cost based upon current unit prices for linear feet on past contracts is \$50,300. The assessment rate of \$16.00 per foot represents \$16,000, which is 32% of the total cost. The source of funding will be the Water Resources Capital Improvement Fund.

Appropriate legal notices have been published, and it is recommended that this matter be placed on the City Council agenda for its consideration on December 19, 2017.

Respectfully submitted,



Thomas D. Carruthers
City Attorney

THIS IS A BINDING DOCUMENT ALL PERSONS MUST READ BEFORE SIGNING.

original
LF-17-00386
Pet 17-1

PETITIONER

NAME: **WILEY A. SYKES, III**
ADDRESS: **4006 PRIMROSE AVE.**
GREENSBORO, NC 27410
PHONE NO: **336-708-2619**

RETURN TO: CITY OF GREENSBORO
ENGINEERING RECORDS
P.O. BOX 3136
GREENSBORO NC 27402-3136

PETITION FOR LOCAL IMPROVEMENTS

GREENSBORO NC JUNE 13, 2017

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO...

- A. WE THE UNDERSIGNED, WHO CONSTITUTE A MAJORITY IN NUMBER OF THE OWNERS, AND WHO OWN A MAJORITY OF ALL THE LINEAL FEET OF FRONTAGE, OF THE LANDS ABUTTING UPON THE STREET OR STREETS HEREIN PROPOSED TO BE IMPROVED (EXCLUDING THE STREET INTERSECTION), DO HEREBY PETITION YOUR HONORABLE BODY TO MAKE THE LOCAL IMPROVEMENTS HEREINAFTER DESIGNATED BY A GENERAL DESCRIPTION OF THE FOLLOWING STREET OR STREETS:
- B. STREET PROPOSED TO BE IMPROVED:
PRIMROSE AVE

FROM **PRINCESS RD** TO **PRINCE RD**

AN 8-INCH SEWER LINE IMPROVEMENT FROM AN EXISTING MANHOLE AT THE INTERSECTION OF PRIMROSE AVENUE AND PRINCESS ROAD, TO APPROXIMATELY 470 LINEAL FEET SOUTH TO 4003 PRIMROSE AVENUE.
- C. THE UNDERSIGNED REQUEST THAT SAID IMPROVEMENTS TO BE MADE IN CONFORMITY WITH THE PROVISIONS OF THE CHARTER OF THE CITY OF GREENSBORO, AND THAT THE COST OF THE IMPROVEMENTS TO BE SPECIALLY ASSESSED AGAINST THE ABUTTING PROPERTY BE IN ACCORDANCE WITH THE CITY CHARTER.
- D. THE PROPERTY FRONTAGE IN FEET ARE SHOWN BELOW AS NEARLY CORRECT AS CAN AT PRESENT BE ASCERTAINED, BUT IT IS THE INTENTION OF EACH OF THE UNDERSIGNED IN SIGNING THIS PETITION TO SIGN FOR ALL THE PROPERTY WHICH HE OWNS OR IN WHICH HE HAS ANY INTEREST WHICH ABUTS ON THE STREET OR STREETS REQUESTED TO BE IMPROVED.
- E. EACH OF THE UNDERSIGNED HEREBY WAIVES ANY AND ALL REQUIREMENTS THAT HE BE SERVED WITH NOTICE OF A PUBLIC HEARING AS TO THE ORDERING OF THE IMPROVEMENTS AND A PUBLIC HEARING AS TO CONFIRMATION OF THE FINAL ASSESSMENT ROLL, AND HEREBY ACKNOWLEDGES THAT HE CANNOT WITHDRAW HIS SIGNATURE FROM THIS PETITION AFTER IT IS FILED.
- F. EACH OF THE UNDERSIGNED, IN CONSIDERATION OF THE DESCRIBED LOCAL IMPROVEMENTS, HEREBY GRANTS TO THE CITY OF GREENSBORO THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, PERMITS, AND LICENSES FOR ENTRY UPON THEIR PROPERTY TO ENABLE THE IMPROVEMENTS TO BE SURVEYED, CONSTRUCTED, AND MAINTAINED. THESE RIGHTS-OF-WAY, EASEMENTS, PERMITS, AND LICENSES ARE GRANTED AT NO COST TO THE CITY AND THE UNDERSIGNED AGREE TO EXECUTE THE PROPER CONVEYANCES WHEN PRESENTED

FILED WITH THE CITY COUNCIL

DATE: _____

CITY CLERK

CITY OF GREENSBORO

POLICY WITH RESPECT TO ASSESSMENTS FOR IMPROVEMENTS

GENERAL: ASSESSMENT PROCEDURES FOR THE CITY OF GREENSBORO ARE ESTABLISHED BY ACTS OF THE STATE LEGISLATURE. THE ORIGINAL ACTS ARE QUITE LENGTHY AND ARE IN MUCH MORE DETAIL THAN THE SUMMARY GIVEN BELOW, THEREFORE THERE MAY BE SOME ISOLATED CASES WHERE A CONFLICT MAY EXIST BETWEEN THE TWO IN WHICH CASE THE ORIGINAL ACT WILL NATURALLY CONTROL. BETWEEN THE TWO IN ORDER TO ACQUAINT THE PROPERTY OWNER WITH WHAT HE/SHE MIGHT EXPECT IN GENERAL, THIS SIMPLIFIED STATEMENT OF POLICY HAS BEEN USED.

COSTS: COSTS INDICATED BELOW ARE PER FRONT FOOT WHEREBY LOTS ON EACH SIDE OF THE STREET PAY THIS AMOUNT. ALL ASSESSMENTS ARE LEVIED AT COST WITH THE MAXIMUM ASSESSMENT AS NOTED. THESE RATES ARE SUBJECT TO CHANGE PENDING ACTION BY THE CITY COUNCIL.

1.	PAVING, INCLUDING CURB AND GUTTER AND STORM SEWERS	\$23.00
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NOTE: UTILITY LATERALS WILL BE INSTALLED TO LOTS NOT PRESENTLY SERVED BEFORE PAVING CONSTRUCTION.

2.	WATER MAIN	\$ 12.00
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3.	SEWER MAIN	\$ 16.00
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4.	WATER AND SEWER LATERAL (LINES FROM MAINS TO PROPERTY LINE)	CURRENT RATE
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5.	SIDEWALK (STANDARD 5 FOOT WIDTH) NOT INCLUDING STEPS RETAINING WALLS, ETC.	\$ 3.00 MAX
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6.	DRIVE (INSTALLED ONLY WITH SIDEWALK CONSTRUCTION)	\$ 5.00 MAX
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CORNER LOT EXEMPTIONS: FRONT OF LOT IS THAT SIDE WITH LEAST DIMENSIONS

PAVING AND SIDEWALKS-APPLIES ONLY IN RESIDENTIAL ZONES.

1. FRONT IS TO BE PAVED FIRST-OWNER PAYS RATE OF FULL FRONTAGE.

2. FRONT IS TO BE PAVED-SIDE IS ALREADY PAVED-FRONT LOT DISTANCE IS EXEMPT 50% WITH A 30 FOOT MAXIMUM EXEMPTION ALLOWABLE. OWNER PAYS REMAINDER OF FOOTAGE AT FULL RATE.

3. SIDE IS TO BE PAVED FIRST-FRONT TO REMAIN UNPAVED-SIDE LOT DISTANCE IS EXEMPT 20% WITH A 30-FOOT MAXIMUM EXEMPTION ALLOWABLE. OWNER PAYS REMAINDER OF FOOTAGE AT FULL RATE.

4. SIDE IS TO BE PAVED-FRONT IS ALREADY PAVED-SIDE LOT DISTANCE IS EXEMPT 40% OF A 60 FOOT MAXIMUM EXEMPTION ALLOWABLE. OWNER PAYS REMAINDER OF FOOTAGE AT FULL RATE.

NOTE: THE MAXIMUM TOTAL EXEMPTION ALLOWABLE IS 60 FEET. WHERE THE EXISTING PAVED STREET IS NOT COMPLETE WITH CURB AND GUTTER OR IF THE STREET HAS CURB AND GUTTERS AND IS NOT COMPLETELY PAVED WITH STANDARD ASPHALTIC OR CONCRETE WEARING SURFACE ONE-HALF OF THE ABOVE EXEMPTIONS SHALL APPLY.

WATER AND SEWER MAINS: OWNER PAYS RATE FOR FULL FRONTAGE. LATER WHEN MAINS ARE INSTALLED ALONG THE SIDE LOT DISTANCE IS EXEMPT UP TO A MAXIMUM OF 150 FEET IN A RESIDENTIAL ZONE (100 FEET IN A NON-RESIDENTIAL ZONE). IF MAINS ARE INSTALLED ALONG THE SIDE OF THE LOT FIRST, ASSESSMENTS ARE COMPUTED SO THAT THE OWNER PAYS NO MORE THAN AS PROVIDED ABOVE.

PAYMENTS: ASSESSMENTS ARE LEVIED AFTER THE INSTALLATION IS COMPLETE. USUALLY THERE IS A TWO OR THREE MONTH PERIOD BETWEEN THE TIME OF COMPLETION AND THE MAILING OF BILLS. THE OWNER THEN HAS 50 DAYS TO MAKE PAYMENT; OTHERWISE INTEREST WILL BE ADDED FROM THE DATE OF CONFIRMATION OF THE ASSESSMENT BY THE CITY COUNCIL. IF THE OWNER ELECTS, HE MAY PAY ONE-FIFTH DOWN AND THE REMAINDER IN FOUR ANNUAL INSTALLMENTS. INTEREST IS CHARGED AT THE RATE OF 6% PER ANNUM ON THE UNPAID BALANCE.

EXISTING SMALL LINES: IF AN EXISTING WATER LINE IS LOCATED IN THE STREET AND IS 4 INCHES IN DIAMETER OR LARGER, THE PROPERTY WILL BE EXEMPT FROM WATER MAIN ASSESSMENTS. SMALLER LINES WILL BE ABANDONED AND THE PROPERTY ASSESSED FOR THE NEW MAINS. IF AN EXISTING SEWER MAIN IS LOCATED IN THE STREET AND IS 8 INCHES IN DIAMETER OR LARGER AND PROPERLY INSTALLED, THE PROPERTY WILL BE EXEMPT FROM SEWER MAIN ASSESSMENTS.

SINGLE PERSONS

USE THIS SPACE FOR SIGNATURES WHERE PROPERTY OWNER IS NOT MARRIED

(NOTE AFTER SIGNATURE WHETHER SINGLE, WIDOW, OR WIDOWER)

1. NAME _____ FRONTAGE _____
PROPERTY ADDRESS _____
2. NAME _____ FRONTAGE _____
PROPERTY ADDRESS _____
3. NAME _____ FRONTAGE _____
PROPERTY ADDRESS _____
4. NAME _____ FRONTAGE _____
PROPERTY ADDRESS _____
5. NAME _____ FRONTAGE _____
PROPERTY ADDRESS _____

PARTNERSHIP OR ESTATE

USE THIS SPACE WHEN PROPERTY IS OWNED BY A PARTNERSHIP OR AN ESTATE

(ALL PARTNERS AND THEIR HUSBAND OR WIFE SHALL SIGN)

1. PARTNERSHIP NAME _____
PROPERTY ADDRESS _____ FRONTAGE _____
PARTNER _____ SPOUSE _____ ADDRESS _____
PARTNER _____ SPOUSE _____ ADDRESS _____
PARTNER _____ SPOUSE _____ ADDRESS _____
PARTNER _____ SPOUSE _____ ADDRESS _____
PARTNER _____ SPOUSE _____ ADDRESS _____
2. ESTATE OF _____ PROPERTY ADDRESS _____
FRONTAGE _____
HEIR _____ SPOUSE _____ ADDRESS _____
HEIR _____ SPOUSE _____ ADDRESS _____
HEIR _____ SPOUSE _____ ADDRESS _____
HEIR _____ SPOUSE _____ ADDRESS _____
HEIR _____ SPOUSE _____ ADDRESS _____

MARRIED PERSONS

USE THIS SHEET FOR SIGNATURES WHERE PROPERTY IS OWNED BY HUSBAND AND WIFE

(BOTH HUSBAND AND WIFE MUST SIGN)

1. ✓ HUSBAND Wesley A Sykes Jr WIFE Virginia J. Sykes FRONTAGE 50'
PROPERTY ADDRESS 4012 Primrose Ave
2. ✓ HUSBAND Dwight Smith WIFE Jan von Berg Sykes FRONTAGE 50'
PROPERTY ADDRESS 4006 Primrose Ave
3. ✓ HUSBAND Frank WIFE Eva Brown FRONTAGE 130
PROPERTY ADDRESS 4005 Primrose Ave
4. ✓ HUSBAND Jerry W. Smith WIFE Angela L. Smith FRONTAGE 50'
PROPERTY ADDRESS 4010 Primrose Ave 4010
5. ✓ HUSBAND William B Sykes WIFE Kendal FRONTAGE 50'
PROPERTY ADDRESS 4008 Primrose Ave
6. HUSBAND see next page for #6 original signatures WIFE see next page for #6 original signatures FRONTAGE see next page for #6 original signatures
PROPERTY ADDRESS _____
7. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
8. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
9. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
10. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
11. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
12. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
13. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
14. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
15. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
16. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____

MARRIED PERSONS

USE THIS SHEET FOR SIGNATURES WHERE PROPERTY IS OWNED BY HUSBAND AND WIFE

(BOTH HUSBAND AND WIFE MUST SIGN)

1. HUSBAND Walter A. Sykes, Jr. WIFE Virginia J. Sykes FRONTAGE 50'
PROPERTY ADDRESS 4012 Primrose Ave.
2. HUSBAND Dwight S. Sykes WIFE Jan von Berg Sykes FRONTAGE 50'
PROPERTY ADDRESS 4006 Primrose Ave
3. HUSBAND Richard Sykes WIFE Eva Brown FRONTAGE _____
PROPERTY ADDRESS 4005 Primrose Ave
4. HUSBAND Ray W. Sykes WIFE _____ FRONTAGE _____
PROPERTY ADDRESS 4018 Primrose 50'
5. HUSBAND William B. Sykes WIFE Kendal Sykes FRONTAGE 50'
PROPERTY ADDRESS 4008 Primrose Ave
6. HUSBAND Kim WIFE M FRONTAGE 145
PROPERTY ADDRESS 4007 Primrose
7. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
8. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
9. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
10. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
11. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
12. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
13. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
14. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
15. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
16. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____

MARRIED PERSONS

USE THIS SHEET FOR SIGNATURES WHERE PROPERTY IS OWNED BY HUSBAND AND WIFE

(BOTH HUSBAND AND WIFE MUST SIGN)

1. HUSBAND Wesley A. Sykes, Jr. WIFE Virginia J. Sykes FRONTAGE 50'
PROPERTY ADDRESS 4012 Primrose Ave.
2. HUSBAND Dwight G. Smith WIFE Jan von Berg Sykes FRONTAGE 50'
PROPERTY ADDRESS 4006 Primrose Ave
3. HUSBAND Thomas WIFE Eva Brown FRONTAGE 130
PROPERTY ADDRESS 4005 Primrose Ave
4. HUSBAND Joseph W. Sykes WIFE Virginia J. Sykes FRONTAGE 50'
PROPERTY ADDRESS 4012 Primrose 50
5. HUSBAND William B. Sykes WIFE Kendal FRONTAGE 50'
PROPERTY ADDRESS 4008 Primrose Ave
6. HUSBAND Joseph W. Berman WIFE Janara Berman FRONTAGE 300'
PROPERTY ADDRESS 4017+19 PRIMROSE AVE
7. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
8. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
9. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
10. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
11. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
12. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
13. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
14. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
15. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____
16. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS _____

CORPORATIONS

USE THIS SPACE FOR SIGNATURES WHEN PROPERTY IS OWNED BY A CORPORATION

1. NAME OF CORPORATION _____ FRONTAGE _____
BY _____ PRESIDENT OR VICE PRESIDENT
ATTEST _____ SECRETARY (SEAL)
ADDRESS _____ AFFIX SEAL
2. NAME OF CORPORATION _____ FRONTAGE _____
BY _____ PRESIDENT OR VICE PRESIDENT
ATTEST _____ SECRETARY (SEAL)
ADDRESS _____ AFFIX SEAL
3. NAME OF CORPORATION _____ FRONTAGE _____
BY _____ PRESIDENT OR VICE PRESIDENT
ATTEST _____ SECRETARY (SEAL)
ADDRESS _____ AFFIX SEAL
4. NAME OF CORPORATION _____ FRONTAGE _____
BY _____ PRESIDENT OR VICE PRESIDENT
ATTEST _____ SECRETARY (SEAL)
ADDRESS _____ AFFIX SEAL

CHURCH OR ORGANIZATION

USE THIS SPACE FOR SIGNATURES IF PROPERTY IS OWNED BY A CHURCH OR ORGANIZATION

1. NAME OF OWNER _____ FRONTAGE _____
PROPERTY ADDRESS _____
BY _____, TRUSTEE _____ ADDRESS _____
BY _____, TRUSTEE _____ ADDRESS _____
BY _____, TRUSTEE _____ ADDRESS _____
BY _____, TRUSTEE _____ ADDRESS _____
BY _____, TRUSTEE _____ ADDRESS _____
BY _____, TRUSTEE _____ ADDRESS _____
BY _____, TRUSTEE _____ ADDRESS _____
BY _____, TRUSTEE _____ ADDRESS _____
BY _____, TRUSTEE _____ ADDRESS _____
BY _____, TRUSTEE _____ ADDRESS _____
BY _____, TRUSTEE _____ ADDRESS _____
GIVE DATE OF AUTHORITY TO EXECUTE _____
(ALL TRUSTEES MUST SIGN)