

CITY OF LOGAN
RESOLUTION NO. 15-23

NOTICE OF INTENT FOR 350 SOUTH CURB AND GUTTER ASSESSMENT AREA

WHEREAS, the City of Logan, owns the 350 South right-of-way between Oakwood Drive and 1350 West; and

WHEREAS, some residents in the area have indicated their interest in setting up an assessment area for installation of curb and gutter and appurtenant improvements.

NOW THEREFORE, BE IT RESOLVED by the Logan Municipal Council that:

1. The Municipal Council of the City of Logan, Cache County, Utah, hereby finds and determines that it is in the best interest of said city to improve 350 South by installing curb and gutter, approaches, storm drainage, and other appurtenant improvements. The said improvement shall be according to plans, profiles and specifications defined by the Engineering Division of the City of Logan, Utah, 290 North 100 West. The area to be improved and the boundaries of the assessment area are more particularly described in the Notice of Intent to designate an Assessment Area (AA) included as Attachment A.
2. The proposed AA shall be known as Assessment Area No. 03 of the City of Logan.
3. A portion of the cost and expense of making the curb and gutter improvements together with other incidental appurtenant improvements shall be paid by an assessment to be levied against the property within said district adjacent to the areas to be so improved and especially affected or benefited by such improvements, such assessment to be paid in not more than five (5) equal annual installments. Such assessment shall be levied on the basis of the frontage of each property owner fronting 350 South which is especially affected or benefited by such improvements.
4. The Logan Municipal Council will hold a public hearing on July 7, 2015 where they shall hear all objections to any aspect of the proposed AA and from any person desiring to be heard regarding the AA. Written protests against the Assessment Area improving said 350 South by installing curb and gutter and appurtenant improvements must be presented and filed in the Office of the City Recorder within 60 days of the public hearing on or before 5 pm on September 8, 2015. The City Recorder is authorized to begin the public notices and preparations for the public hearing necessary to designate the Assessment Area.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS
_____ DAY OF _____, 2015.

AYES:
NAYS:
ABSENT:

Jeannie F. Simmonds, Chairman

ATTEST:

Teresa Harris, Recorder

Notice of a Proposed ASSESSMENT AREA Designation

Public Notice is hereby given that the Logan Municipal Council proposes to designate ASSESSMENT AREA No. 03 (ASSESSMENT AREA), in the City of Logan, Cache County, Utah, for the purpose of installing curb and gutter and appurtenant improvements and to pay some or all of the costs of the improvements by an assessment as provided in Chapter 11, Title 42, UCA, 1953, as amended, on the property within said ASSESSMENT AREA for the benefit of the property being assessed.

The proposed ASSESSMENT AREA is shown in Attachment A. The general description of the ASSESSMENT AREA includes all properties located on the frontage of 350 South between the addresses of 1203 West to 1337 West. The improvements proposed will include the following:

- Install curb, gutter, and approaches along 350 South between 1200 West and 1337 West.
- Install storm drainage as needed to manage storm water runoff.
- Improve existing corners to meet ADA requirements.
- Revegetate areas that are disturbed behind the curb and gutter.

The City of Logan proposes to levy an assessment on benefitted property within the ASSESSMENT AREA to pay some or all of the costs of the improvements according to the estimated benefits to the property from the improvements. Attachment B provides a figure identifying the locations of the proposed improvements. If this is mailed notice to a specific owner of property to be assessed within the proposed ASSESSMENT AREA, the estimated total assessment specific to the benefitted property for which this notice is mailed is provided in Attachment C. The estimated costs for the project have been estimated by a project engineer and are based on recent prices of construction in Logan. The specific items that are included in the proposed ASSESSMENT AREA are included in the cost estimate provided in Attachment D. The estimated total costs for the project improvements are \$120,708 and will be paid by an assessment to be levied against the properties abounding, abutting upon or adjacent to the roadway area which will be benefitted by said improvements. Assessment shall be levied on the basis of linear feet of frontage immediately adjacent to 350 South. The estimated cost of \$37.50 per foot of frontage of the real property adjacent to said improvements is the basis of assessment for each parcel and is according to the estimated benefits to the property from the improvements. If the actual construction costs for the improvements are less than the estimate, then the estimated cost per foot of frontage will be reduced accordingly.

The assessment may be paid by the abutting property owners in five (5) equal annual installments. If after five (5) years a balance still remains to be paid, an interest rate of ten (10) percent per annum will be charged until the assessment is paid in full. The assessment will be collected by inclusion on a property tax notice issued in accordance with UCA 59-2-1317 and in compliance with UCA 11-42-401.

On July 7, 2015, the Municipal Council and Mayor will meet at the Municipal Council Chambers located at 290 North 100 West, Logan, Utah to hear and consider any comments to the proposed improvements or to the creation of the ASSESSMENT AREA. **ANY PROTEST TO THE DESIGNATION OF THE**

ASSESSMENT AREA OR TO BEING ASSESSED FOR THE PROPOSESED IMPROVEMENTS, OPERATION AND MAINTENANCE COSTS MUST BE FILED IN

WRITING. Any protests to the proposed ASSESSMENT AREA shall be in writing and signed by the owner or owners of the property that is proposed to be assessed and who does not want the property to be included in the ASSESSMENT AREA. The written protest shall contain a description of the owners' property (lot, block, address, etc.) and shall be filed with the City Recorder, Logan City Offices, 290 North 100 West, Logan, Utah on or before 5:00 pm on September 8, 2015. The creation of the ASSESSMENT AREA shall be abandoned if the necessary number of protests has been timely filed. The necessary number of protests means protests representing at least forty percent (40%) of the linear frontage of all the property to be assessed.

ATTACHMENT C

350 South Curb and Gutter

Address	Parcel Number	Frontage (ft)	% of Total	Owner's 50% Cost	Annual cost over 5	Cost per foot
				Share	years	
1337 West 350 South	02-133-0310	90.43	5.68%	\$3,391.13	\$678.23	\$37.50
1313 West 350 South	02-133-0311	90.43	5.68%	\$3,391.13	\$678.23	\$37.50
1305 West 350 South	02-133-0312	90.43	5.68%	\$3,391.13	\$678.23	\$37.50
1293 West 350 South	02-133-0313	90.67	5.70%	\$3,400.13	\$680.03	\$37.50
1271 West 350 South	02-133-0314	90.67	5.70%	\$3,400.13	\$680.03	\$37.50
1253 West 350 South	02-133-0315	90.67	5.70%	\$3,400.13	\$680.03	\$37.50
1235 West 350 South	02-133-0316	90.67	5.70%	\$3,400.13	\$680.03	\$37.50
1211 West 350 South	02-133-0317	90.67	5.70%	\$3,400.13	\$680.03	\$37.50
1203 West 350 South	02-133-0318	70.64	4.44%	\$2,649.00	\$529.80	\$37.50
1204 West 350 South	02-133-0301	70.66	4.44%	\$2,649.75	\$529.95	\$37.50
1210 West 350 South	02-133-0302	90.67	5.70%	\$3,400.13	\$680.03	\$37.50
1234 West 350 South	02-133-0303	90.67	5.70%	\$3,400.13	\$680.03	\$37.50
1254 West 350 South	02-133-0304	90.67	5.70%	\$3,400.13	\$680.03	\$37.50
1276 West 350 South	02-133-0305	90.67	5.70%	\$3,400.13	\$680.03	\$37.50
1292 West 350 South	02-133-0306	90.67	5.70%	\$3,400.13	\$680.03	\$37.50
1306 West 350 South	02-133-0307	90.48	5.69%	\$3,393.00	\$678.60	\$37.50
1312 West 350 South	02-133-0308	90.48	5.69%	\$3,393.00	\$678.60	\$37.50
1336 West 350 South	02-133-0309	90.48	5.69%	\$3,393.00	\$678.60	\$37.50
Totals		1,590.73	100.00%	59,652.38		

ATTACHMENT D

350 South, Oakwood Dr - 1400 West, Street Improvements
Project Estimate

Oakwood Dr - 1350 West (Public Cost)				ENGINEER'S ESTIMATE	
ITEM NO.	ITEM	UNIT	QUANT.	UNIT PRICE	TOTAL PRICE
1	Prepare and Implement Traffic Control Plan	ls	1	\$5,000.00	\$5,000.00
2	Implement Storm Water Pollution Prevention Plan Requirements	ls	1	\$2,500.00	\$2,500.00
3	Remove and Dispose Existing Drain Pipe	ea	0	\$12.00	\$0.00
4	Remove Existing Flat Concrete	sf	2000	\$0.75	\$1,500.00
5	Remove Existing Asphalt Pavement	sf	0	\$0.30	\$0.00
6	Remove Existing Catch Basin	ea	2	\$300.00	\$600.00
7	Construct Hot Plant Asphalt Mix	ton	0	\$80.00	\$0.00
8	Construct Curb and Gutter, APWA Type A	lf	2250	\$17.00	\$38,250.00
9	Construct 4' Sidewalk	lf	350	\$25.00	\$8,750.00
10	Construct Flat Concrete	lf	0	\$4.50	\$0.00
11	Construct Flare Driveway Approach	sf	2000	\$5.00	\$10,000.00
12	Adjust Manhole	ea	0	\$450.00	\$0.00
13	Adjust Water Valve	ea	0	\$300.00	\$0.00
14	Construct ADA Ramp	ea	2	\$3,000.00	\$6,000.00
15	Roadway Excavation	cy	180	\$8.00	\$1,440.00
16	Construct Top Soil	cy	180	\$35.00	\$6,300.00
17	Construct Sod	sf	0	\$0.30	\$0.00
18	Furnish and Plant Trees	ea	0	\$250.00	\$0.00
19	Construct 15 Inch PE Drain Pipe	lf	250	\$35.00	\$8,750.00
20	Granular Borrow	cy	100	\$20.00	\$2,000.00
21	Crushed Aggregate Base	cy	125	\$28.00	\$3,500.00
22	Construct Catch Basin	ea	4	\$1,500.00	\$6,000.00
	TOTAL OF BASE BID (Public Portion)				\$100,590.00
	CONTINGENCY		20%		\$20,118.00
				TOTAL	\$120,708.00