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*March 29<sup>th</sup>, 2017*

## **Project Information**

### **Grange Avenue Sewer & Water Extension**

The City of Cudahy has received a request from the 128<sup>th</sup> Air Refueling Wing to extend sanitary sewer and water main to serve proposed improvements planned along Grange Avenue. This portion of Grange Avenue is one of the last sections of the City that is not served by City sanitary sewer and water main. It is the long standing policy of the City (over 60 years) to special assess property owners that benefit from the installation of new City owned utilities. Typically when we begin this process people have a lot of questions. So we are sending this letter in hopes that it will address some of those questions. This letter will not be the only one you will receive. Once construction is scheduled you will receive notices regarding the progress. So at this point – this is the information we have to date:

#### **What improvements will be done?**

The City will be extending the sanitary sewer and water main on Grange Avenue from Pennsylvania Avenue westerly to the rail road tracks. The sewer and water main will be located within the pavement area of the west bound side of Grange Avenue. Per State Statutes the City is required to provide at least one service lateral to a property unless that property is deemed unbuildable. The services will be laid from the main in the road to a location on the property side of the curb. The north half of the roadway will then be replaced with concrete for the extent of the work. Access to all properties will be maintained for the duration of the project. Additionally, We Energies is also burying overhead lines that began in early March. This work is expected to be complete in early April and is not part of the City's sewer and water extension project.

#### **What will it cost me?**

According to City Municipal Code and Wisconsin State Statutes

- New Water Main Line: Property Owner Pays 100% of a normal 8" equivalent sanitary sewer installation. Estimated Cost = \$110.00 Per Front Foot
- New Sanitary Sewer Main Line: Property Owner Pays 100% of a normal 10" equivalent sanitary sewer installation. Estimated Cost = \$140.00 Per Front Foot
- New Water Service to Serve Property (Estimate 30'): Property Owner Pays 100%. Estimated Cost = \$5,200.00 per service
- New Sanitary Sewer Lateral (Estimate 30'): Property Owner Pays 100%. Estimated Cost = \$5,555.00 per service
- New Concrete Road Replacement: Included in the per foot price of the utilities.

**(All costs are very rough estimates based on previous year's construction)**

**Why do I have to pay?** You are special assessed for this work because the City has a long standing ordinance and policy that assigns responsibility to pay for new sanitary sewer and water main that will serve their property. In addition, the Public Service Commission does not allow Municipal Utilities to use moneys generated by current rate payers for the construction of mains used to extend service to properties that are not currently paying for water.

**When will I know exactly what the project will cost me?**

The City's Engineering Department is preparing to open the bid for this project on April 18<sup>th</sup>, 2017. After the bids are opened, the City can develop the exact cost of your assessment based on the lowest responsible bid. The estimated assessment information given in this letter is to help you plan for future financial commitments.

**What if I can't pay the full amount in 2017?**

If the installation is complete by mid-September, the City will send out an invoice by October 1<sup>st</sup>. You typically have until November 1<sup>st</sup> (or due date listed on invoice) to pay it in full. If you cannot pay it in full the City will allow you to pay it over a ten year period. So if you do not pay the invoice, the City will automatically break up the invoice into 10 equal annual installments. Each annual installment will be listed on your tax bill and due with your first payment of your municipal taxes. Currently the City charges 4.3% on the unpaid balance and adds the interest to your annual installment. You can pay it off at any time.

**What if I object to being assessed for the project?** By statute, the City is required to hold a public hearing on the assessments. You will be notified of the Public Hearing by mail. The Public Hearing will most like occur on May 2<sup>nd</sup> or May 16<sup>th</sup>.

**When will the work take place?**

The City anticipates the work to begin in the early part of summer of 2017. The City will send out notifications when a contractor has been hired and a final starting date has been agreed upon. The work is expected to take approximately 3 months.

*City of Cudahy*

