



**CITY OF OWASSO
ORDINANCE NO. 1000**

AN ORDINANCE RELATING TO PART 17 UTILITIES, CHAPTER 3, SEWER SYSTEM, OF THE CODE OF ORDINANCES OF THE CITY OF OWASSO, OKLAHOMA, AMENDING SAME BY ESTABLISHING THE MEADOWCREST GRAVITY RELIEF SEWER LINE ASSESSMENT AREA AND A MANDATORY PER ACRE ASSESSMENT FEE FOR PROPERTIES WITHIN THE ASSESSMENT AREA.

THIS ORDINANCE AMENDS PART 17, CHAPTER 3, OF THE CITY OF OWASSO CODE OF ORDINANCES BY ENACTING SECTION 17-303, MEADOWCREST GRAVITY SEWER RELIEF LINE ASSESSMENT AREA AND FEE.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OWASSO, OKLAHOMA, THAT, TO-WIT:

SECTION ONE (1): Part 17, Utilities, Chapter 3, Sewer System, of the Code of Ordinances of the City of Owasso, Oklahoma, shall be amended by providing and codifying as follows:

SECTION 17-303 MEADOWCREST GRAVITY SEWER RELIEF LINE ASSESSMENT AREA AND FEE

SECTION TWO (2):

It is the purpose of this ordinance to promote public health, safety and welfare by constructing and maintaining a sewer line in the northwest section of town to be known and referred to as the Meadowcrest Gravity Sewer Relief Line, and to further establish both the area included within the Meadowcrest Gravity Sewer Relief Line Assessment Area and the mandatory assessment fee for that area.

SECTION THREE (3):

The Meadowcrest Gravity Sewer Relief Line Assessment Area is hereby established as the area depicted on the map attached hereto as Exhibit "A" which shall be made a part of this ordinance. All property within the Assessment Area may connect to the Meadowcrest Gravity Sewer Relief Line subsequent to the effective date of this ordinance. The complete drainage basin area contains 612 acres from which tracts for the Sports Park, Meadowcrest, Maple Glen, Maple Glen II and a 15 acre designated area have been exempted as shown below. The remaining Assessment Area shall contain 408 acres:

<u>Tract</u>	<u>Acres</u>
Complete Drainage Basin	612

City of Owasso
P.O. Box 180
Owasso, OK 74055

Minus:

Sports Park	79
Meadowcrest	50
Maple Glen	24
Maple Glen II	36
<u>Designated Area</u>	<u>15</u>

Total Remaining Assessment Area 408

SECTION FOUR (4):

A significant portion of the costs associated with the construction of the Meadowcrest Gravity Sewer Relief Line, including costs for the acquisition of right-of-way, construction costs, professional fees, interest, and other lawful and authorized costs and fees, shall be recouped through a per acre assessment fee for all property located within the Assessment Area that is developed and ties in to the Meadowcrest Gravity Relief Line after the effective date of this ordinance. The total cost of the project is \$353,660 resulting in an assessment fee of \$867 per acre.

SECTION FIVE (5):

This assessment shall be paid as a fee by properties within the Assessment Area that are authorized to tie into the Meadowcrest Gravity Sewer Relief Line. Payment of the Assessment Fee is mandatory and will be due upon approval of a final plat. Existing single family residents located within the Assessment Area may tap into the Relief Line upon payment of a flat fee of \$867 regardless of the property's acreage. In the event such a property is subsequently subdivided by the owner for future development, payment of the \$867 per acre assessment fee shall be required.

SECTION SIX (6): DECLARING AN EFFECTIVE DATE

The provisions of this ordinance shall become effective thirty (30) days from the date of final passage as provided by state law.

SECTION SEVEN (7): REPEALER

All ordinances or parts of ordinances, in conflict with this ordinance are repealed to the extent of the conflict only.


SECTION EIGHT (8): SEVERABILITY

If any part or parts of this ordinance are held invalid or ineffective, the remaining portion shall not be affected but shall remain in full force and effect.

SECTION NINE (9): CODIFICATION

The City of Owasso Code of Ordinances is hereby amended by enacting an ordinance to be codified in Part 17, Chapter 3, as Section 17-303.

PASSED by the City Council of the City of Owasso, Oklahoma on the _____ day of January, 2012



Doug Bonebrake, Mayor

ATTEST:



Sherry Bishop, City Clerk



(S E A L)

APPROVED as to form and legality



Julie Lombardi, City Attorney



TO: The Honorable Mayor and City Council
City of Owasso

FROM: Angela Hess
Finance Director

SUBJECT: Meadowcrest Gravity Sewer Relief Line
Assessment Fee

DATE: January 13, 2012

BACKGROUND:

In January 2011, The Owasso Public Works Authority awarded Ira M. Green Construction Company of Claremore the contract for construction of the Meadowcrest Gravity Sewer Relief Line. The project was implemented to facilitate expected residential and commercial growth in the northwest section of the city over the next 5 – 15 years. Additionally, the construction of the sewer relief line will reduce the possibility of wet weather sanitary sewer overflows in that part of the city.

Funding for the project was a public/private partnership. The final cost of the project was \$553,660 of which Owasso Land Trust contributed \$180,000 for the added capacity to the system around the Maple Glen I and II Subdivisions.

Alternatives were analyzed and considered in making the decision to build the Meadowcrest Gravity Sewer Relief Line. The decision was made to eliminate the lift station and construct a gravity sewer line to connect with the Ranch Creek Interceptor.

As a result of the completion of this project the following benefits were realized:

- Reduction of wet weather sanitary sewer overflows in the Hale Acres subdivision (per Consent Order No. 10-036 provided by ODEQ)
- Access to the proposed gravity sewer relief line for approximately 408 non-developed acres
- Provision for several access points for the Sports Park users
- Elimination of electrical, mechanical, and maintenance costs currently associated with the Meadowcrest Lift Station
- Increased capacity to established service areas

This assessment fee differs from previous fees associated with earlier projects with mandatory assessment fees. The total cost of this project is not expected to be recovered through the assessment fee due to the fact improvements to the Meadowcrest lift station were needed to accommodate current residential and commercial property existing in the assessment area.

Construction of the Meadowcrest Gravity Sewer Relief Line was completed on November 11, 2011. Final acceptance of the project and final payment was approved by the Owasso Public Works Authority Trustees on December 20, 2011.

PROPOSAL:

The City Council is being asked to approve an ordinance to establish an assessment area and mandatory assessment fee for properties that are within the assessment area and authorized to tie into the Meadowcrest Gravity Sewer Relief Line. Payment of this assessment fee will be mandatory and assessment fees will be due upon the approval of a final plat or connection to the sewer relief line.

The complete drainage basin includes a total of 612 acres as depicted on the attached map. The Owasso Sports Park and the Meadowcrest addition are deducted from the assessment area acreage. Additionally, Maple Glen I and Maple Glen II additions and a 15 acre designated area, are deducted from the total 612 acres per the contract with Owasso Land Trust (OLT). Owasso Land Trust contributed \$180,000 toward this project as part of an agreement between OLT and the City of Owasso for partial reimbursement of construction costs for the Meadowcrest Relief Sewer Line and partial exclusion from the payment of the proposed mandatory per acre assessment fee.

The following is the breakdown of the excluded acreage:

<u>Tract</u>	<u>Acres</u>
Complete Drainage Basin	612
Minus:	
Sports Park	79
Meadowcrest	50
Maple Glen	24
Maple Glen II	36
<u>Designated Area</u>	<u>15</u>

Total Remaining Assessment Area 408

Final cost of the project was \$533,660, less the \$180,000 contribution from Owasso Land Trust, resulting in final costs of \$353,660. The total cost of the project includes the purchase of rights of way; construction costs; professional fees; and all other lawful and authorized fees. The mandatory assessment fee has been calculated to be \$867 per acre.

Existing single family residents located within the assessment, would be allowed to pay a onetime assessment fee of \$867 to tap into the sewer line, regardless of the amount of acreage owned. Should the property owner decide to subdivide the acreage for future development, an assessment fee of \$867 per acre would be mandatory per the proposed city ordinance.

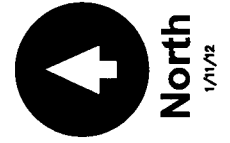
The primary objective in offering existing single family residents the opportunity to pay a flat fee for tapping into the sewer relief line is to encourage current septic system users to take advantage of this opportunity to become City of Owasso sewer customers. The flat fee would make it more affordable for existing single family residents to tap into the Meadowcrest Gravity Sewer Relief Line.

RECOMMENDATION:

Staff recommends City Council approval of Ordinance No. 1000 establishing the Meadowcrest Gravity Relief Sewer Line assessment area, and a mandatory per acre assessment fee in the amount of \$867 for properties located within the complete drainage basin assessment area.

ATTACHMENTS:

Ordinance No. 1000



TOTAL ASSESSMENT AREA ACRES 408

- MEADOWCREST RELIEF SEWER
- MEADOWCREST RELIEF SEWER ASSESSMENT AREA

ASSESSMENT AREA OF THE MEADOWCREST RELIEF SEWER

THIS MAP IS FOR INFORMATION PURPOSE ONLY AND IS NOT INTENDED TO REPRESENT AN ACCURATE AND TRUE SCALE. USE OF THIS MAP IS WITHOUT WARRANTY OR REPRESENTATION BY CITY OF OWASSO OF ITS ACCURACY.

CITY OF OWASSO

111 N. Main Street
P.O. Box 180
Owasso, OK 74055

918.376.1500