



## CITY OF WASHINGTON, ILLINOIS

### Finance and Personnel Committee Agenda Communication

**Meeting Date:** March 16, 2020

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** N. Cummings Property Development Infrastructure Assistance Consideration

**Explanation:** A local resident has indicated strong interest in developing a portion of Lot 3 in Heilman's Commercial Park on the east side of N. Cummings Lane immediately south of IVP Plastics. The tentative plan would be to build an 8,000 sf retail center and a 12,500 sf warehouse facility further east on the property that would house his business along with others that would benefit from having higher ceilings. This would split approximately 6.15 acres from the parent 14.42-acre tract.

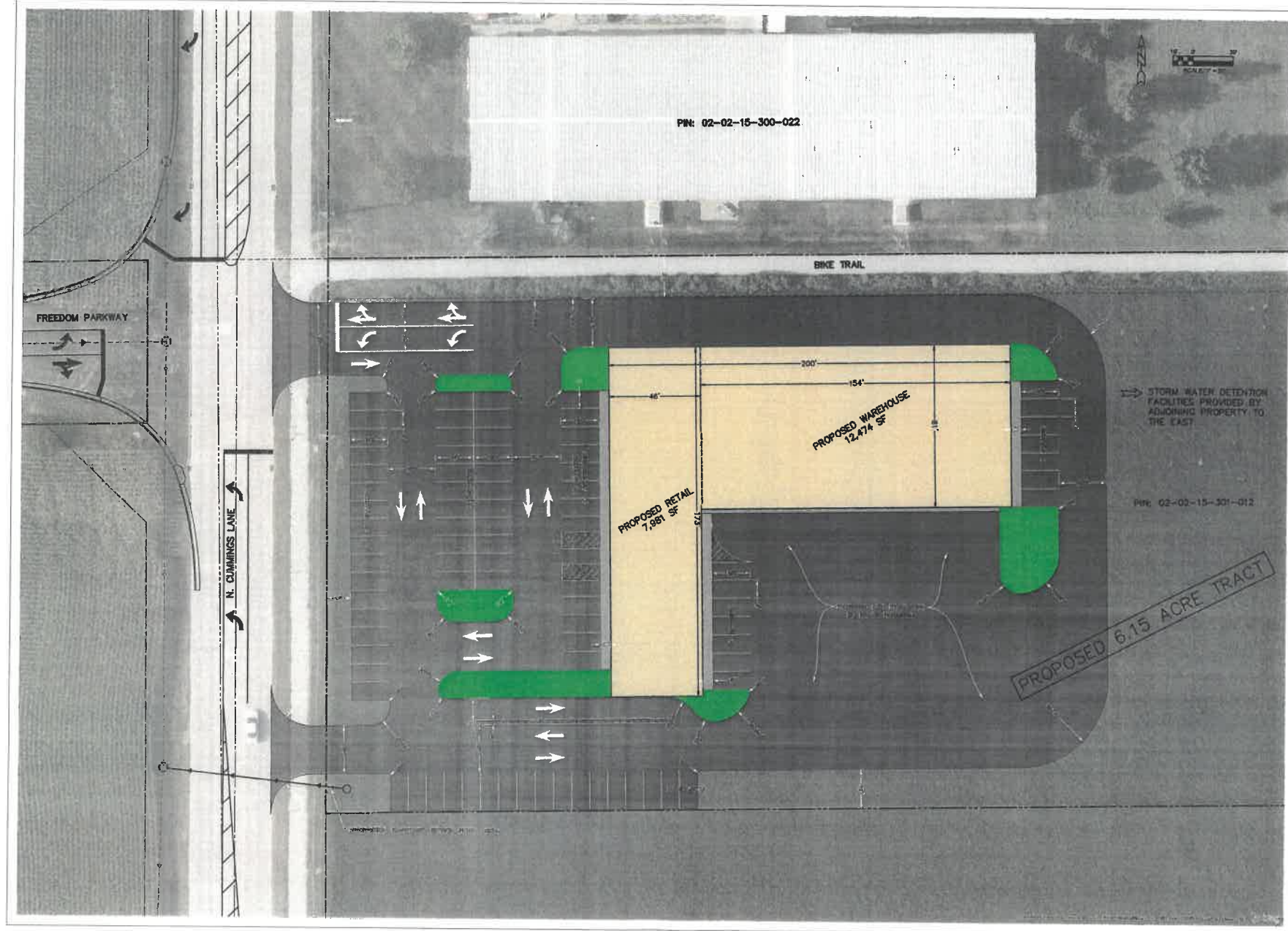
The City's sanitary sewer line is located on the west side of N. Cummings. There is also a line along Constitution Street. Connecting to the line on N. Cummings is the more desirable of the two options because tapping into the Constitution line would require an easement as well as a longer run. The estimated construction cost to bore under N. Cummings and setting a manhole on the southwest corner of this property is \$40,000-50,000. This would also establish a stubbed pipe and an easement for future connection for the remainder of Lot 3.

This property is subject to payment of the N. Cummings Lane Water Assessment fee. This ordinance was approved by the Council in 1994 to recover some of the cost associated with extending water and sanitary sewer for many properties along and near N. Cummings. It established a primary, secondary, and tertiary per acreage cost depending on the property's proximity to water and set a set rate for the sewer fee. This property is classified as a "primary" benefit property and that carries a cost of \$840 per acre. The ordinance also includes an 8% per annum interest fee. The approximate current fee owed is about \$15,000, though this increases daily with the interest. An ordinance adopted by the Council in 2014 helps clarify which properties would be subject to paying these fees. This ordinance is attached.

The sewer subdivision development fee would also be in effect. This fee is also based on a per acre basis for non-residential developments and is currently set at \$2,672 per acre for 2020 (it increases by 3.5% or the rate of inflation each year, whichever is greater). At 6.15 acres, this fee would be \$16,432.80. Additionally, the builder would be responsible for the water and sewer utility connection fees. These are owed at the time of building permit issuance.

**Fiscal Impact:** Staff was asked if the City would entertain any cost share of the boring of the sanitary sewer and/or reducing the N. Cummings Water Assessment fee and sewer subdivision development fee. The total current estimated cost of the construction and those particular fees is approximately \$72,000-82,000.

**Action Requested:** Staff requests feedback on whether any relief should be given to the payment of the fees and/or the sanitary sewer construction. The 8% per annum interest rate in particular is making it difficult to develop some of the properties along and near N. Cummings that have not previously paid this fee. This was discussed at the Public Works Committee meeting on March 2 with the recommendation to bring it to the next Finance and Personnel Committee meeting for further consideration.



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# **RETAIL/WAREHOUSE EXHIBIT**

CLIENT: SAMSUNG MOBILE  
 1400 CUMMINGS LANE  
 WASHINGTON, TX 76787

DATE	BY
02-02-2012	DESIGNED BY
02-02-2012	DRAWN BY
	CHECKED BY
	APPROVED BY

## **EXHIBIT**

PROJECT NO.	02-02-2012
DATE	2-04-2012
DRAWN BY	REVIEWED
CHECKED	APPROVED

**Sheet**  
**C-1**