

ORDINANCE NO. O-03-2023

AN ORDINANCE CONFIRMING THE CITY ENGINEER'S ESTIMATE OF THE COST OF THE IMPROVEMENT AND CERTIFICATE OF APPORTIONMENT FOR THE IMPROVEMENT OF WILBERS LANE FROM ITS INTERSECTION WITH HIGHLAND AVENUE TO ITS INTERSECTION WITH GRAND AVENUE; LOCATED IN THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY, AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS THERETO AS SUBMITTED BY THE CITY ENGINEER AND AS APPROVED BY THE BOARD OF COUNCIL; APPROVING AND LEVYING A SPECIAL ASSESSMENT AGAINST THE ABUTTING PROPERTY OWNERS AND PROVIDING FOR ITS PAYMENT; DIRECTING THE CITY CLERK TO PUBLISH AN ABSTRACT OF THIS ORDINANCE, DIRECTING THE CITY TREASURER TO PREPARE AND DISTRIBUTE THE ASSESSMENT BILLS REQUIRING ALL ABUTTING PROPERTY OWNERS TO PAY THE IMPROVEMENT ASSESSMENT.

BE IT ORDAINED BY THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY:

SECTION I

That the Public Works Committee of the Board of Council of the City of Fort Thomas, Kentucky, and the City Engineer of said City recommend the acceptance of the improvement of Wilbers Lane from its intersection with Highland Avenue to its intersection with Grand Avenue; performed by removing existing concrete & asphalt pavements, re-profiling of the roadway as necessary for smooth continuous construction, subgrade reshaping and compaction, undercutting of subgrade, as necessary, if unsuitable material encountered, installation of Geogrid, as necessary, for subgrade stabilization, installation of 8" layer of No. 2 Aggregate Base, installation of 4" layer of Dense Graded Aggregate (DGA) Base, storm sewer, including Trench Drain, Edge Drains & Inlets construction, as necessary, adjust downspout leads at the curb or extend to storm sewer, as necessary. Installation of 24" Wide Concrete Vertical Curb & Gutter. Placement of 7" Asphalt Base Course, placement of 1.25" Asphalt Surface Course. Replace Driveways Aprons & Sidewalk, including ADA Ramps, as necessary.

All of these improvements have been constructed in accordance with the plans and specifications thereof as submitted by the City Engineer, and the Board of Council, on the advice of the Public Works Committee and the City Engineer, who deem the work completed; and said work is hereby declared to be completed and the City Engineer's estimate of the cost to said improvement and the Certificate of apportionment are hereby accepted, approved, and confirmed.

SECTION II

That special assessment rates as set out below per linear foot and fronting on listed street, be and the same is hereby apportioned, levied, and assessed against said real estate and the owners thereof (see attached Exhibit "A") at the stated cost per foot, as set out as follows:

STREET	FRONT FT COST CITY PORTION	FRONT FT COST PPTY OWNR PORTION	FINAL COST
Wilbers Lane	\$ 13.30	\$ 13.30	\$ 20,548.65

SECTION III

Payments for all improvements shall be due within forty-five (45) days of the publication of the Ordinance of Apportionment and any assessment levied that is not paid when due shall bear a penalty of five percent (5%). An additional ten percent (10%) penalty will be levied thirty-one (31) days after the due date, and any unpaid assessment shall accrue eight percent (8%) per annum interest, except for those property owners participating in the Installment Payment Plan, as outlined below, and shall continue to accrue and be liable as provided by law. The City's portion of the entire improvement cost shall be paid within thirty (30) days from the acceptance of said work under the contract.

INSTALLMENT PAYMENT PLAN

A property owner may have the option to finance the payment of their assessment bill over a specified period of time subject to the total amount of their assessment. Property owners with assessment bills of more than \$400, may finance their bill over a three (3) year period, bills with assessments over \$1,000 may finance their bill over a four (4) year period and bills that are more than \$1,500, may be financed over a five (5) year period with equal payments. The total amount of the assessment to qualify for the improvement installment plan shall not be less than \$400. An interest rate of six per cent (6%) per annum shall be levied on the unpaid portion of the balance. The first annual installment shall become due and payable on or before July 1, following the year in which the project was completed.

Any interested property owner qualifying for the improvement Installment Payment Plan shall initiate this process by completing an Installment Agreement Form with the City's Director of Finance within thirty (30) days of the publication of the Ordinance of Apportionment. A non-refundable administrative fee of thirty-five dollars (\$35) shall be required to process the Installment Agreement Application Form. Installment payments shall be made to the Finance Office on or before July 31 of each year as outlined in the Agreement.

If any property owner fails to make their installment payment by July 31 of each year as outlined in the Agreement, the entire unpaid balance will become due immediately and payable in full with no recourse. The City shall exercise its rights to proceed to collect all amounts in default of improvement assessment bills by initiating appropriate legal action.

SECTION IV

The City Clerk is hereby directed to publish an abstract of this Ordinance in the manner provided by law for general ordinances of the City.

SECTION V

The City Treasurer shall, at the time that the afore-mentioned Ordinance is published, or one week thereafter, give notice by distribution of assessment bills requiring all property owners to pay the improvement tax levied in accordance with Section III of this Ordinance.

SECTION VI

This Ordinance shall be in full force and effect from and after its passage, approval and publication as designated by law.

APPROVED:



Eric Haas, Mayor

1st Reading: January 23, 2023

ADOPTED: February 21, 2023

ATTEST:



Melissa K. Beckett, City Clerk

Published: Kentucky Enquirer

Owner	Owner 2	Mailing Address	City	State	Zip	No.	Street	Suff.	PIDN	% of Proj.	Frontage	PerFoot	Total
KOHAKE BETTY R & ROBT J		4 WILBERS LN	FT THOMAS	KY	41075	4	WILBERS	LN	14-737.00	1.56%	53.41	13.30	\$710.35
KELLER MARY E		11 WILBERS LN	FT THOMAS	KY	41075	11	WILBERS	LN	14-585.00	1.17%	40.00	13.30	\$532.00
QUEEN MATTHEW W & JOAN M		14 WILBERS LN	FT THOMAS	KY	41075	14	WILBERS	LN	17-032.00	2.10%	72.00	13.30	\$957.60
MURPHY JAMES K		15 WILBERS LN	FT THOMAS	KY	41075	15	WILBERS	LN	12-643.00	1.43%	49.00	13.30	\$651.70
VOET RANDY & DIANE		16 WILBERS LN	FT THOMAS	KY	41075	16	WILBERS	LN	17-059.00	1.43%	49.00	13.30	\$651.70
LEHN DAVID R & AMBER L		19 WILBERS LN	FT THOMAS	KY	41075	19	WILBERS	LN	12-626.00	1.43%	49.00	13.30	\$651.70
DEATON PATRICIA E		22 WILBERS LN	FT THOMAS	KY	41075	22	WILBERS	LN	13-115.00	1.43%	49.00	13.30	\$651.70
BROCK ELAINE E		23 WILBERS LN	FT THOMAS	KY	41075	23	WILBERS	LN	12-648.00	1.43%	49.00	13.30	\$651.70
MAUSHART DONALD J & NANCY		24 WILBERS LN	FT THOMAS	KY	41075	24	WILBERS	LN	15-146.00	1.43%	49.00	13.30	\$651.70
GORDON CHRISTIANNE		27 WILBERS LN	FT THOMAS	KY	41075	27	WILBERS	LN	12-557.00	1.43%	49.00	13.30	\$651.70
BROCK ROBERTA & JAMES		28 WILBERS LN	FT THOMAS	KY	41075	28	WILBERS	LN	13-396.00	1.43%	49.00	13.30	\$651.70
CARROLL BRENNAN P & KERRI M		31 WILBERS LN	FT THOMAS	KY	41075	31	WILBERS	LN	15-379.00	1.43%	49.00	13.30	\$651.70
HESCH JAMES E II		181-1/2 KENTUCKY DR	NEWPORT	KY	41071	32	WILBERS	LN	15-184.00	1.43%	49.00	13.30	\$651.70
COURT WM J & ROSELLA J		35 WILBERS LN	FT THOMAS	KY	41075	35	WILBERS	LN	13-002.00	1.43%	49.00	13.30	\$651.70
RYAN MATTHEW T & STEPHANIE L		36 WILBERS LN	FT THOMAS	KY	41075	36	WILBERS	LN	16-390.00	1.43%	49.00	13.30	\$651.70
KIDD JONNY R		39 WILBERS LN	FT THOMAS	KY	41075	39	WILBERS	LN	15-112.00	1.46%	50.00	13.30	\$665.00
BRAY DOMINIQUE A		40 WILBERS LN	FT THOMAS	KY	41075	40	WILBERS	LN	15-355.00	1.60%	55.00	13.30	\$731.50
JANOSICK THOMAS RAY & SHARYN		35 KATHY LN	FT THOMAS	KY	41075	43	WILBERS	LN	13-360.00	1.46%	50.00	13.30	\$665.00

GROH W MICHAEL & DEBRA M		5957 QUARTZ VALLEY	COLD SPRING	KY	41076	44	WILBERS LN	13- 694.00	1.60%	55.00	13.30	\$731.50
HUMPHRESS LORI	C/O LORI HOWARD	48 WILBERS LANE	FT THOMAS	KY	41075	48	WILBERS LN	13- 692.00	1.60%	55.00	13.30	\$731.50
KRUETZKAMP ROBERT L & KAREN E		51 WILBERS LN	FT THOMAS	KY	41075	51	WILBERS LN	14- 801.00	1.69%	57.85	13.30	\$769.41
TRABERT VICTORIA L REVOCABLE TRUST	TRABERT VICTORIA TRUSTEE	115 KNOTTY PINE TRAIL	PONTE VEDRA	FL	32082	52	WILBERS LN	16- 938.00	1.60%	55.00	13.30	\$731.50
DUNN MICHAEL		69 HIGHVIEW DR.	FT THOMAS	KY	41075		WILBERS LN	13- 783.00	3.15%	107.86	13.30	\$1,434.54
RIDGEWOOD HOMES LLC		143 RIDGEWOOD	FT THOMAS	KY	41075		WILBERS LN	13- 363.01	7.29%	250.00	13.30	\$3,325.00
444 HIGHLAND LLC		10 CARRINGTON	FT THOMAS	KY	41075		WILBERS LN	15- 061.00	5.40%	185.19	13.30	\$2,463.03
CITY OF FORT THOMAS		BAKER R-O-W	FT THOMAS	KY	41075		WILBERS LN		1.17%	40.00	13.30	\$532.00
									50.00%	1,714.31		\$22,800.32