

## City of Mt. Pleasant

### Capital Project Special Assessment Policy

#### Residential Alley

**Background:** There are approximately 13.8 miles of residential alleys within the City. Approximately - 3.9 miles are paved and 9.9 miles are gravel. Act 51 funding cannot be used to maintain or improve alleys. Since a paved alley benefits mainly those property owners located on the alley, 90% of the cost to pave, reconstruct and resurface alleys was borne by the property owners.

**Cost Sharing:**

- Initial Paving: 90% property owners & 10% Capital Improvement Millage
- Resurfacing: 90% property owners & 10% Capital Improvement Millage
- Reconstruction: 70% property owners & 30% Capital Improvement Millage
  - up to \$50,000 available annually from Capital Improvement Millage
  - alleys will be approved on a first come basis until the Capital Improvement funds for that year are all allocated

**Petition Timing:** Improvements must be petitioned for by the property owners by September 1 of each year to be included in the next calendar year construction bids. Petitions received after September 1 will be considered in the subsequent year.

#### Commercial Alley

**Background:** There are approximately 1.26 miles of commercial alleys within the Mission Street DDA and Central Business District TIFA. Act 51 funding cannot be used to maintain or improve alleys. Paved alleys benefit the property owners but also equally benefit the City at large by allowing for deliveries to the rear of the property thus making it safer for patrons and people driving in the districts. Paved alleys in the commercial areas are more expensive to maintain and construct than residential alleys. Mission Street DDA has dedicated captured funds for alley maintenance. The Central Business District TIFA no longer captures funding and capital projects are paid by the citywide capital improvement millage. Priorities for appropriate maintenance are based on PASER assessments completed by the Department of Public Works.

**Cost Sharing for alleys not funded by capture: (based on location; zoning designation does not impact)**

- Resurfacing: 50% property owners & 50% Capital Improvement Millage
- Reconstruction: 50% property owners & 50% Capital Improvement Millage

## **Pedestrian Lighting**

**Background:** At a goal setting retreat in 2013, the City Commission prioritized the installation of pedestrian lighting. This project is in both commercial and residential neighborhoods. Pedestrian lighting provides benefits to all persons that traverse the sidewalks after dark. In addition, in “commercial-type” areas the pedestrian lighting creates a sense of safety, which assists the businesses as they conduct business and/or provide residential rentals to tenants. Priorities for installation are based on coordination with street projects and input from the Neighborhood Resource Unit. A reevaluation of the community benefit in 2021 resulting in a change in the percentage assessed to property owners in the non-residential districts effective 2022.

### **Cost sharing effective 2022:**

- Residential (CD-3 & CD-3L) – 100% Capital Improvement Millage
- All other zoning areas– 40% property owner and 60% Capital Improvement Millage

## **Sidewalks**

**Background:** New sidewalks have been identified as a priority in the Master Plan for decades. . The City currently has 89 miles of sidewalk and an additional 39 miles would have to be installed in order to have sidewalk on both sides of the street citywide. Priorities for installation are based on the prioritization guidelines developed in 2015. Based on the community wide benefit of encouraging pedestrian travel and safety, new construction has been funded 100% by the City since 2008.

### **Cost Sharing:**

- New Development Sidewalk – 100% Developer
- New Sidewalk – 100% Act 51 road funding
- Sidewalk Replacement & Repair – 100% Act 51 road funding

### **Repayment Terms for Special Assessments:**

- Property owners will have 90 days from the date of completion of the project to pay the assessment in full without interest
- Interest will accrue at 3%
- The assessment will be spread over a period of years to make the average annual payment approximately \$500
- The annual installment will be billed with the next summer tax billing