



November 2016

OAK CREEK IMPROVEMENTS – PHASE 2 (#02-289)

The City of Kettering is planning to do repair work on the following streets in your neighborhood in 2017:

- Acme Court – Oakbrooke Drive to Corp line
- Berrycreek Drive – Oakvista Place to Millcreek Road
- Bliss Place – Acme Court to terminus
- Colony Way – Springmill Road to terminus
- Ivyton Court – Oakbrook Drive to terminus
- Oakbrooke Drive – Millcreek Road to Springmill Road
- Oakvista Place – Whipp Road to terminus
- Sugar Maple Drive – Oakbrooke Drive to Rahn Road

This project will involve replacement of deteriorated curb along the streets and repair of existing drive approaches and sidewalks, as necessary. In addition, the roadways will be resurfaced.

Kettering’s policy is that property owners are responsible for maintaining the curbs, sidewalks and drive approaches abutting their property. An Engineering Inspector will be out in the next two months marking curb, sidewalk and drive approaches for repair. An official notification letter will be mailed (via Certified Return Receipt from the U.S. Postal Service) in the next few months with additional information, including an estimate of the repair cost that applies to your property.

As a property owner, you will have two options for making the necessary repairs abutting your property. Regardless of the option you choose, all repair work will be inspected by the City and must meet City standards to ensure quality and uniformity.

OPTION 1. You may hire a qualified contractor to make the repairs for you. Before any work may start, the contractor you hire must obtain the necessary Right-of-Way Construction Permit from Kettering’s Engineering Department and must have a performance bond and insurance on file with the City.

OPTION 2. **You may have the City's contractor do the work.** This option is automatically used unless work is completed under Option 1. Under Option 2, the work will be completed in the spring/summer of 2017 and the City will perform a final inspection before we send you a final bill. The bill is likely to be sent in the spring of 2018.

When you receive the final bill in 2018, you will be given the following payment options:

1. Pay the amount in full when the final bill is received.
2. Have the cost added, as an assessment, to your property tax bill (paid to Montgomery County). If you choose to have it placed on your property tax bill, you will pay the assessment—plus interest, a 5 percent county collection fee, and approximately 2 percent city administration fee—over a period of one to ten years, depending on the final amount of your assessment. (This assessment will likely appear on your January 2019 tax bill.) The county collection fee is applied only to the collection of each payment, not to the unpaid balance.

This project is expected to bid in early 2017, with construction to start in the spring of 2017. Below is a tentative schedule for this project.

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| Nov - Dec 2016 * | City inspector(s) to mark curb, sidewalk, and drive approaches for replacement. |
| Early 2017 * | Estimated Assessment Letters mailed to property owners. Letter will outline options for repairs. |
| April 2018 * | Final Assessment letters mailed to property owners. |

* Date is estimated

IF YOU ARE NOT THE PROPERTY OWNER OF THE ABOVE PROPERTY, PLEASE CONTACT THE KETTERING ENGINEERING DEPARTMENT SO WE CAN CHANGE OUR RECORDS.

Further information will be coming in the spring of 2017. If you have questions before then, please contact the Engineering Department at 296-2436 or diane.wuensch@ketteringoh.org.

AFTER THE WORK IS COMPLETED

1. **Water the new grass.** A small portion of the grass along the sides of your sidewalk, curb and drive approach is likely to be dug up during the repair process. To restore the grass, the contractor will place topsoil & grass seed along the repaired areas. Just remember you need to water those areas to ensure growth.
2. **Do NOT paint house numbers on the curb.** After your new concrete is placed, you may receive a flyer from an independent organization offering to paint your house number on your curb or drive approach. The City strongly discourages this practice, as paint is difficult to maintain on concrete. Instead, we suggest putting your house number on your mailbox, or on your house with the recommended 6" number height.

TIPS FOR HIRING A CONTRACTOR

The City of Kettering offers these guidelines, if you choose to hire your own contractor:

- Contractors' schedules fill up quickly. Call contractors early in the year for quotes.
- Obtain quotes from three contractors.
- All contractors must obtain a Right-of-Way Construction Permit from the City's Engineering Department. Be sure your contractor has a permit for your property before allowing him to begin.
- The City requires contractors to carry liability insurance and to post a performance bond before a permit is issued. This helps guarantee the contractor will do a safe and acceptable job.
- Do not obtain a permit in your name if a contractor will be doing the work. The responsibility falls upon the person named in the permit to finish the job and/or correct unacceptable work.
- The City does not require, but strongly urges you to draw up a contract between you and your contractor. This will help ensure the quality of work.

The City cannot recommend any particular contractor. If you want to find out if your contractor is bonded and insured with the City, you may call the Engineering Department at 296-2436 for verification.