

CITY OF KETTERING STREET LIGHT POLICY

Effective: March 8, 2011

The present streetlight policy for the City of Kettering is a conglomeration of ideas and procedures, which have evolved over a long period of time. As such there is much discontinuity and disconnection within these policies and the diverse applications of assessments. We therefore feel it is fitting and proper at this time to revise the City's Streetlight Policy to bring it into the present.

ASSESSMENT METHOD

In dealing with a new streetlight policy there are key areas, which any policy should be based upon. Presently there are areas assessed by the front foot and other areas are assessed on a benefit basis. The combination of a front foot method and a benefit rate method is very cumbersome. Any new policy is to be based upon only a street front foot method for standardization. We've identified the key areas as: **Parcel Type**, **Street Type**, and **Lighting Level**. We chose to use as our **Base Assessment** the assessed amount for a **Parcel Type** of Residential, a **Street Type** of Residential and a **Lighting Level** of Standard. (For definition of terms please see **Appendix "A"**.) Presently we assess a percentage much less than the allowable 98% of cost and presently that number for the base assessment is at \$0.52 per front foot. From here, based upon the variations of the key areas listed above, we make empirical **Factor** assignments to allow for the impacts on citizens from the three key areas mentioned. Attached, as **Appendix "B"** is the "Streetlight Cost Matrix" which summarizes the impacts of the respective areas noted above.

When establishing a "Streetlight Policy" we must differentiate between the "Installation" and its respective costs, and the on-going "Energy and Maintenance" costs.

INSTALLATION POLICY

The City's Policy Goal for the "**Installation**" of streetlights on **Class 1** streets is that all should be lighted. The City has the best opportunity for this type of street to obtain outside funding to assist in the installation of streetlights and will take advantage of such. The City of Kettering would not assess any minimal share, which would not be covered by outside funding. If petitioned by a majority of the property owners, streetlights may be installed and the adjoining property owners assessed accordingly.

The City's Policy Goal for the "**Installation**" of streetlights on **Class 2** streets is that they should be lighted only if other funding can be obtained or assessments for the installation are agreed upon by a majority of the adjoining property owners.

The City's Policy Goal for the "**Installation**" of streetlights on **Class 3** streets is that they should be lighted only if petitioned by the property owners. Assessments for the installation are to be to the adjoining property owners.

ENERGY AND MAINTENANCE POLICY

The City's Policy Goal for the "Energy and Maintenance" is to create an equitable cost assignment for the benefit received based upon a front foot calculation. Although the City could assess up to 98% of the cost, less the cost of the intersections, the City has taken the position to assist on this cost and keep the overall cost to the citizens at less than 90%** of the total cost, which is less than the 98% maximum assessment, minus the cost of intersections. Since the "Energy and Maintenance" costs are an ongoing yearly cost, the assessment procedure for this is attached as **Appendix "C"**.

MAXIMUM ASSESSMENTS

For **Parcel Type** "Residential", a \$100 per year cost (before the county 5% collection fee is added) is the maximum. For **Parcel Type** "Other", there is no maximum amount, which may be assessed.

** Assessment percentage policy approved by City Council at March 8, 2011 Workshop

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Appendix "A"

Definition of Terms

Front Foot=Length of the frontage for the property on a public right of way. On oddly shaped lots this is assigned to permit the lot to be comparable to the neighboring lots.

Parcel Type=This represents the property use/zoning. If it is a three family residential or less, it is classified "*Residential*". Everything else is classified as an "*Other*". Vacant property zoned as three family or less is "Residential", all the remaining properties are "Other".

Street Type=A specific map represents the division of three classes. Thoroughfares and some arterials (the more prominent ones) are designated as *Class 1*. A few thoroughfares and some arterials and most collectors are designated as *Class 2*. A few collectors and all residential are designated as *Class 3*.

Lighting Level=If a street lighting system was installed to American Lighting Standards, it is classified as "*Standard*". If it is less than the American Lighting Standards it is classified as "*Minimum*".

Base Assessment=Cost per front foot based upon a Residential "**Parcel Type**", a Residential "**Street Type**", and a Standard "**Lighting Level**". This amount remains below the 98% of the actual cost.

Factor=This is an empirical percentage based upon the key areas which impact the value received at the location noted.

Front Foot Determination=For Residential Parcel Types front footage is determined by the short side only, including the corner radius where applicable. For Other parcel Types, all frontages are included but simple corner radii are not included.

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Appendix “B”

Streetlight Assessment Matrix

Scenario	Light Code	Parcel Type	Street Type	Lighting Level	Factor	Cost/FF
1	O3S	Other	3	Standard	100%	\$0.52
2	O3M	Other	3	Minimum	55%	\$0.29
3	O2S	Other	2	Standard	125%	\$0.65
4	O2M	Other	2	Minimum	50%	\$0.26
5	O1S	Other	1	Standard	130%	\$0.68
6	O1M	Other	1	Minimum	80%	\$0.42
7	R3S	Residential	3	Standard	100%	\$0.52
8	R3M	Residential	3	Minimum	40%	\$0.21
9	R2S	Residential	2	Standard	80%	\$0.42
10	R2M	Residential	2	Minimum	40%	\$0.21
11	R1S	Residential	1	Standard	30%	\$0.16
12	R1M	Residential	1	Minimum	15%	\$0.08

Base Assessment is for Residential Parcel, Residential Street and Standard Lighting (R3S) per Front Foot (FF) of **\$0.52 per FF**.

Scenarios

Listed as 1-12, based on the combination of variables.

Variables

A. Parcel Type

1. **Residential** – Includes 3 Family unit or less; vacant but zoned Residential. FF = frontage only (short side), includes corner radius.
2. **Other** – Includes all other properties; vacant and zoned not Residential. FF = all frontages included, not corner radius.

B. Street Type

1. **Class 1** – Includes Thoroughfare or Arterial streets. (Final decision made by the City Engineer).
2. **Class 2** – Includes Collector streets (possibly Thoroughfare or Arterial. Final decision made by the City Engineer).
3. **Class 3** – Includes Residential streets.

C. Lighting Level

1. Minimum
2. Standard

D. Factor – A percentage of the Base Assessment (R3S) for a particular scenario.

E. Cost/FF – The Front Foot (FF) Assessment Cost for a particular scenario.

Notes

1. Maximum Assessments for *Residential* Parcel Type – The maximum assessment for a Residential Parcel Type is \$100/year before the 5% County Collection Fee.
2. Maximum Assessments for *Other* Parcel Type – There is no maximum assessment for an Other Parcel Type.
3. All thoroughfares are to be lighted when and where the City can obtain financial assistance.
4. There shall be no charge for the cost of streetlight installations on thoroughfares if the City dictates the installation of streetlights.
5. On Residential streets Council will only consider a streetlight installation if there is a petition submitted by residents.
6. Installation costs on residential streets shall be assessed.

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Appendix "C"

**STREET LIGHT ASSESSMENT PROCEDURES
ANNUAL RENEWAL LEGISLATIVE SCHEDULE**

The following procedure shall be used annually to rectify the street light assessments for the City of Kettering.

- A. CHAPTER 947 of the Kettering Codified Ordinances. This lays out the procedures to be followed.
- B. An Informal resolution is to be passed "*DIRECTING THE CITY ENGINEER TO PREPARE AND FILE RENEWED, RECALCULATED, AMENDED AND/OR CONSOLIDATED ASSESSMENTS FOR STREET LIGHTING*". This Resolution is to be read at the first City Council Meeting in May. Upon passage of this informal Resolution a memo with a printout of the assessments shall be sent to the Clerk of Council to have on file in that office.
- C. Upon passage of the Informal Resolution the City Clerk shall advertise this legislation for the next two weeks. Once advertised twice, the next resolution shall be adopted no earlier than five (5) days after the second advertisement.
- D. Upon passage of the Informal Resolution letters are to be sent to all of those who have an assessment of over \$300.00. They will have approximately 30 days in which to pay cash if they so chose.
- E. A Resolution to "*ASSESS FOR STREET LIGHTING IN ACCORDANCE WITH CHAPTER 947.02 OF THE CODIFIED ORDINANCES. THE RESOLUTION (XXXX-XX) DIRECTING THAT THESE STREET LIGHT ASSESSMENTS BE RENEWED, RECALCULATED, AMENDED AND/OR CONSOLIDATED WAS PASSED BY COUNCIL ON July ??, xxx*" shall be passed.
- F. Submission of the assessments to Montgomery County. Upon receipt of the cash assessment payments, they shall be removed from the list of assessments to be sent to the County. A certified copy of the Formal Resolution shall be submitted to Montgomery County with the list of assessments to be collected. A disk with the assessments shall also be submitted. This must all occur before Montgomery County's deadline for assessment submissions, which is the second Monday of September.