



**CITY OF BROADVIEW HEIGHTS
RESOLUTION NO. 2025-78**

INTRODUCED BY MAYOR AND ENTIRE COUNCIL

A RESOLUTION DECLARING IT NECESSARY TO PROVIDE STREET LIGHTING FOR CERTAIN STREETS IN THE AUTUMN WOODS SUBDIVISION, COUNTRY LAKES ESTATES SUBDIVISION, HOMESTEAD SUBDIVISION, PHASE ONE AND PHASE TWO, SCOTTSDALE SUBDIVISION, CREEKSIDE TRACE IN THE CREEKSIDE RESERVE SUBDIVISION, AND HARRIS PARK SUBDIVISION IN 2025 AND DECLARING AN EMERGENCY

WHEREAS, the City Engineer has prepared and placed on file with the Clerk of Council the plans, specifications and profiles and the estimate of cost for the proposed improvement described in Section 1.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BROADVIEW HEIGHTS, CUYAHOGA COUNTY AND STATE OF OHIO, *three-fourths* of all members elected or appointed thereto concurring, that:

SECTION 1. It is declared necessary to improve Rusnak Trail, Chestnut Boulevard from its intersection with Rusnak Trail westerly and southerly approximately 600 feet, and Overlook Avenue from its intersection with Rusnak Trail westerly approximately 260 feet in the Autumn Woods Subdivision, Countryside Drive, Northwood Drive, Sunview Drive, Somerset Drive, Scenicview Drive, Lakeview Drive, Countryview Drive, Timberwood Drive and Chrystalwood Drive in the Country Lakes Estates Subdivision, Homestead Creek Drive, Emerald Creek Drive, Creekwood Drive, Spring Valley Drive, Stoneybrook Drive and Deer Creek Drive in the Homestead Subdivision, Phase One and Phase Two, Scottsdale Drive from its intersection with West Royalton Road to its terminus in the Scottsdale Subdivision, Creekside Trace in the Creekside Reserve Subdivision, and Ridgewood Lane and Glen Hallow in the Harris Park Subdivision in the City by furnishing the necessary street lighting service during calendar year 2025.

SECTION 2. The plans, specifications, profiles and estimate of cost of the improvement, prepared by the City Engineer and now on file in the office of the Clerk of Council, are approved. The improvement shall be made in accordance with those plans and specifications.

SECTION 3. This Council finds and determines that (i) the improvement is conducive to the public health, convenience and welfare of this City and the inhabitants thereof, and (ii) the lots and lands to be assessed as described in Section 4 hereof are specially benefited by the improvement.

SECTION 4. The whole cost of the improvement, after deducting therefrom two percent of that whole cost and the cost of lighting intersections, shall be assessed in proportion to the benefits that may result from the improvement on all of the numbered sublots bounding and abutting upon the streets between the termini as described in Section 1 hereof.

SECTION 5. The cost of the improvement shall include the cost of preliminary and other surveys, plans, specifications, profiles and estimates and of printing, serving and publishing notices, resolutions and ordinances, the amount of any damages resulting from the improvement and the interest thereon, the costs incurred in connection with the preparation, levy and collection of the special assessments, expenses of legal services including obtaining legal opinions, and costs of labor, material and electricity used to light the streets, together with all other necessary expenditures.

SECTION 6. The City Engineer is authorized and directed to prepare and file in the office of the Clerk of Council the estimated special assessments of the cost of the improvement described in this resolution. Those estimated special assessments shall be based upon the estimate of cost of the improvement now on file in the office of the Clerk of Council and shall be prepared pursuant to the provisions of this resolution. When the estimated special assessments have been so filed, the Clerk of Council shall cause notice of the adoption of this resolution and the filing of the estimated special assessments to be given to the owners of lots and lands to be assessed for the improvement in the manner provided in Section 1252.04 of the City's Codified Ordinances and Section 727.14 of the Revised Code.

SECTION 7. The special assessments to be levied shall be paid in one annual installment, with interest on the unpaid principal amount of each special assessment at the rate, if any, that shall be determined by this Council in the ordinance to be passed hereafter levying those special assessments; provided that the owner of any property assessed may pay the special assessment in cash within thirty (30) days after the passage of the assessing ordinance.

SECTION 8. The City does not intend to issue securities in anticipation of the levy or in anticipation of the collection of the special assessments.

SECTION 9. This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this resolution were taken, and all deliberations of this Council and of any of its committees that resulted in those formal actions were held, in meetings open to the public in compliance with the law.

SECTION 10. This resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City and for the further reason that this resolution is required to be immediately effective in order to provide for lighting, without interruption, of the streets described in Section 1 and for payment of the costs thereof, which is needed to eliminate potential hazards to pedestrian and vehicular traffic and the safety and security of residents of this City and their property; wherefore, this resolution, provided it receives the affirmative vote of six (6) members of this Council and the signature of the Mayor, shall become effective immediately; otherwise it shall be in full force from and after the earliest time permitted by law.

Passed and Adopted by the Council on this 12th day of May, 2025

Thomas A. Pawlitz

Robert Boldt, President of Council

Samuel J. Alaji

Samuel J. Alaji, Mayor

May 12, 2025

Date

Robin Parsons

Attest: Robin Parsons, Clerk of Council

May 12, 2025

Date

**City of Broadview Heights
Interoffice Memorandum**

To: Members of Council
From: David A. Pfaff, Finance Director
Date: May 2, 2025
Re: Resolution of Necessity for Street Lighting



Attached is the estimate cost of the 2025 Street Lighting Assessments prepared by the Engineering Department.

In order to proceed Council will need to adopt a Resolution of Necessity.

Please let me know if you have any questions.

City of Broadview Heights

2025 Street Lighting Programs and Assessments
February 2025

The City provides street lighting services in the Autumn Woods, Creekside, Country Lakes, Homestead, Scottsdale and Harris Park Subdivisions in the City and levies special assessments for those services for a portion of the cost providing them. The City's portion of the cost of the services is, in each instance, equal to 2% of the whole cost plus the cost of lighting intersections. Properties in the Subdivisions specially benefited by the services are assessed at varying rates based on the number, size and type of lighting provided.

1. An analysis of the bills received by the City from FirstEnergy for services in 2024 indicated that the City was being billed for direct costs of service to 574 lights Citywide, with the rate per light dependent on the size and type of light, and an additional monthly aggregate for certain electric generation/distribution costs and taxes. After review of FirstEnergy charges, the City projects that the rates it pays for street lighting will remain comparable through 2025. The cost for lighting in each of the Subdivision being assessed is calculated in the later sections.
- 2a. **The estimated 2025 direct lighting cost (Distribution Fixture Charge) per month for the CE-CO-SV-UGPS-(42)-100W lights that are used in the Creekside Subdivision, Homestead Subdivision, Country Lakes Subdivision and Scottsdale Subdivision is \$14.81/ month (\$177.72/light/year).**

This estimated cost is based on the following information provided on the electric bills received by the City from First Energy in 2024:

\$ 2,884.24 (average amount) per month divided by 195* (lighting units) = \$14.79 per month per light.

\$34,610.97 (average amount) per year divided by 195* (lighting units) = \$177.49 per year per light

The estimated 2025 direct lighting cost (Distribution Fixture Charge) per month for the CE-CO-LED-COL-(18)-50W lights that are used in the Creekside Subdivision, Homestead Subdivision, Country Lakes Subdivision and Scottsdale Subdivision is \$11.10/ month (\$133.20/light/year).

This estimated cost is based on the following information provided on the electric bills received by the City from First Energy in 2024:

\$1,085.00 (average amount) per month divided by 97* (lighting units) = \$11.18 per month per light.

\$13,020.00 (average amount) per year divided by 97* (lighting units) = \$134.22 per year per light

The estimated 2025 direct lighting cost (Distribution Fixture Charge) per month for the CE-CO-SV-OHWD-(105)-250W lights that are used in the Autumn Woods Subdivision is \$13.19/month (\$158.28/light/year).

This estimated cost is based on the following information provided on the electric bills received by the City from FirstEnergy in 2024:

\$253.90 (averaged amount) per month divided by 19* (lighting units) = \$13.36 per month.

\$3,046.89 (averaged amount) per year divided by 19* (lighting units) = \$160.36 per year per light.

*Averaged Units

- b. The estimated electric generation/distribution costs and taxes (Riders) to be paid by the City for its 2024 street lighting programs are \$26,920.92 per year (\$2,243.41 per month).**

This estimated cost is based on the following information provided on the electric bills received by the City from FirstEnergy in 2025:

a) Distribution Related Component (12 month average)	\$ 630.80
b) Economic Development Component	\$.43
c) Cost Recovery Charges (12 month average)	\$ 103.43
d) Bypassable Generation and Transmission Related Component (12 month average)	<u>\$1,527.07</u> \$ 2,261.73/lamp wattage
e) Adjustment (12 month average)	<u>\$ -18.32</u> \$ 2,243.41

These costs are allocated among the City's 2025 street lighting programs based on the wattage consumed by the various types of lights as follows:

For the CE-CO-SV-UGPS-(42)-100W lights that are used in the Creekside Subdivision, Homestead Subdivision, Country Lakes Subdivision and Scottsdale Subdivision: \$3.24/light/month (\$38.88/light/year)

For the CE-CO-LED-COL-(18)-50W lights that are used in the Creekside Subdivision, Homestead Subdivision, Country Lakes Subdivision, Autumn Woods Subdivision, Harris Park Subdivision and Scottsdale Subdivision: \$1.38/light/month (\$16.56/light/year)

For the CE-CO-SV-OHWD-(105)-250W lights that are used in the Autumn Woods Subdivision: \$8.10/light/month (\$97.20/light/year)

c. The estimated annual administrative cost per parcel for this assessment period is \$4.28.

This estimated cost is based on the following expenses:

a) Legal Fees	-	\$ 829.25	
b) Legal Ad	-	1,449.66	
c) Eng. Fee	-	200.00	
d) Mailing exp.	-	430.00	(mailing + supplies)
e) Other misc.	-	<u>0.00</u>	
		\$2,908.91	per year

These costs are allocated among the City's 2024 street lighting programs based on the number of parcels assessed for street lighting services as follows: 2% (\$58.17) to the City to be allocated among the programs based on total estimated cost and \$2,850.74 per year to the property owners (666 parcels = \$4.28/parcel/year)

3. Based on the foregoing, the estimated costs of 2024 street lighting service for the Creekside, Country Lakes, Homestead, Scottsdale and Harris Park Subdivisions are based on the following:

\$177.72 /light/year (for direct lighting cost) + \$38.88 /light/year (for electric generation/distribution costs and taxes) = **\$216.60/light/year**

\$133.20 /light/year (for direct lighting cost) + \$16.56 /light/year (for electric generation/distribution costs and taxes) = **\$149.76/light/year LED**

The total estimated cost of 2024 street lighting service for the Autumn Woods Subdivision is:

\$158.28 /light/year (for direct lighting cost) + \$97.20/light/year (for electric generation/distribution costs and taxes) = **\$255.48/light/year**

4. The estimated cost for the City's 2024 street lighting program for the Autumn Woods Subdivision and the City's and the property owners' portions of those costs are as follow:

Autumn Woods: 5 lights total (2 in Intersections)

Cost of Lighting	\$1,065.96
Administrative Costs	<u>162.64</u>
Total	\$1,228.60

City Portion	
2% of the Whole Cost	\$ 24.57
Lighting in Intersections	<u>510.96</u>
Total City Portion	\$ 535.53

Property Owners' Portion	\$ 693.07
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5. The estimated costs for the City's 2024 street lighting programs for the Creekside, Country Lakes, Homestead, Scottsdale and Harris Park Subdivisions and the City's and the property owners' portions of those costs are as follow:

A) Creekside: 19 lights total (3 lights in intersections)

Cost of Lighting	\$3,357.00
Administrative Costs	<u>145.52</u>
Total	\$3,502.52

City Portion	
2% of the Whole Cost	\$ 70.05
Lighting in Intersections	<u>619.80</u>
Total City Portion	\$ 689.85

Property Owners' Portion	\$2,812.67
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B) Country Lakes: 68 lights total (20 lights in intersections)

Cost of Lighting	\$12,514.12
Administrative Costs	<u>1,737.68</u>
Total	\$14,251.80

City Portion	
2% of the Whole Cost	\$ 285.04
Lighting in Intersections	<u>4,132.00</u>
Total City Portion	\$ 4,417.04

Property Owners' Portion	\$ 9,834.76
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C) Homestead: 49 lights total (16 lights in intersections)

Cost of Lighting	\$ 9,100.28
Administrative Costs	<u>363.80</u>
Total	\$ 9,464.08

City Portion	
2% of the Whole Cost	\$ 189.28
Lighting in Intersections	<u>3,305.60</u>
Total City Portion	\$ 3,494.88

Property Owners' Portion	\$ 5,969.20
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D) Scottsdale: 18 lights total (7 in Intersections)

Cost of Lighting	\$ 3,377.76
Administrative Costs	<u>380.92</u>
Total	\$ 3,758.68
City Portion	
2% of the Whole Cost	\$ 75.17
Lighting in Intersections	<u>1,446.20</u>
Total City Portion	\$ 1,521.37
Property Owners' Portion	\$ 2,237.31

E) Harris Park: 16 lights total (7 in Intersections)

Cost of Lighting	\$ 2,396.16
Administrative Costs	<u>59.92</u>
Total	\$ 2,456.08
City Portion	
2% of the Whole Cost	\$ 49.12
Lighting in Intersections	<u>1,446.20</u>
Total City Portion	\$ 1,495.32
Property Owners' Portion	\$ 960.76

STREET LIGHTING 2025

Autumn Woods Subdivision	38 Parcels @ \$ 18.22 = \$ 692.36
Creekside Subdivision	34 Parcels @ \$ 82.72 = \$2,812.48
Homestead Subdivision	85 Parcels @ \$ 70.22 = \$5,968.70
Country Lakes Estates	166 Parcels @ \$ 29.58 = \$4,910.28
Courts of Country Lakes	224 Parcels @ \$ 20.70 = \$4,636.80
	16 Parcels @ \$ 17.74 = \$ 283.84
Scottsdale Subdivision	89 Parcels @ \$ 25.12 = \$2,235.68
Harris Park Subdivision	<u>14 Parcels @ \$ 68.62 = \$ 960.68</u>
	666 Total Parcels

