



Legislation Details (With Text)

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Title: Washtenaw Avenue Non-Motorized Path Project Special Assessment Resolution No. 3

Sponsors:

Indexes:

Code sections:

Attachments: 1. NOTICE OF REVIEW OF.docx, 2. Special Assessment Roll, 3. Certified Resoluiton

Date	Ver.	Action By	Action	Result
8/16/2010	1	City Council	Approved	Pass

Washtenaw Avenue Non-Motorized Path Project Special Assessment Resolution No. 3
Attached for your review and approval is Resolution No. 3 establishing the date for the Public Hearing on the Washtenaw Avenue Non-Motorized Path Project Special Assessment, District No. 38, File No. 2006-030.

The project includes the construction of a 10-foot wide, non-motorized asphalt path along the north/northeast side of Washtenaw Avenue between Glenwood Road and Tuomy Road, retaining walls and a sidewalk will be reconstructed from Washtenaw Avenue to Adare Circle. The City will maintain the path; including repair, replacement, maintenance, mowing, tree trimming, and snow removal, as outlined in the Transportation Enhancement Grant.

An administrative hearing explaining the project to property owners was held on December 11, 2008. Approximately 40 residents, both neighboring and affected property owners, attended this meeting. Included in the discussions were costs to property owners, the estimated total project cost, property assessments and the work schedule. On June 21, 2010, City Council approved File ID 10-0533 outlining the estimated project cost, the estimated project revenue sources and the maintenance of the path.

Prepared by: David Petrak, Assessor
Reviewed by: Tom Crawford, Chief Financial Officer
Approved by: Roger W. Fraser, City Administrator

Whereas, The City Council has directed the City Assessor to prepare a Special Assessment Roll for the purpose of defraying that part of the cost of the following described public improvements to be defrayed by Special Assessment: Construction of a 10-foot wide, non-motorized asphalt path along the north/northeast side of Washtenaw Avenue between Glenwood Road and Tuomy Road. In addition, retaining walls will be constructed to minimize grading impacts, and a sidewalk will be reconstructed from Washtenaw Avenue to Adare Circle, District No. 38, File No. 2006-030;

Whereas, The City Assessor has prepared said Special Assessment Roll and has the same on file in

the Assessor's office with his certificate attached thereto; and

Whereas, The Michigan Tax Tribunal requires appearance and protest at the public hearing in order to appeal the amount of the special assessment, if an appeal should be desired;

RESOLVED, That said Special Assessment Roll be on file in the office of the City Assessor and shall be made available for public examination;

RESOLVED; That City Council of the City of Ann Arbor hereby sets a public hearing for September 7, 2010 at 7:00 p.m. or as soon thereafter as it may be convened in the City Council Chambers, 2nd floor, Guy Larcom Municipal Building, 100 N. Fifth Avenue to receive public comment on the proposed Washtenaw Avenue Non-Motorized Path Project Special Assessment as described in the attachment to this Resolution; and

RESOLVED, That said notice so published and mailed be in substantially the following form:
NOTICE OF REVIEW OF SPECIAL ASSESSMENT ROLL

PLEASE TAKE NOTICE That City Council has caused to be prepared a Special Assessment Roll for the purpose of defraying the private property's share of the cost of the following improvements described as follows:

Construction of a 10-foot wide, non-motorized asphalt path along the north/northeast side of Washtenaw Avenue between Glenwood Road and Tuomy Road. In addition, retaining walls will be constructed to minimize grading impacts, and a sidewalk will be reconstructed from Washtenaw Avenue to Adare Circle, District No. 38, File No. 2006-030; and

TAKE FURTHER NOTICE That the property to be included in said Special Assessment District is as follows (Attachment);

TAKE FURTHER NOTICE That said Special Assessment Roll is on file in the Office of the City Assessor and is available for public examination;

TAKE FURTHER NOTICE That City Council will meet on September 7, 2010, in the Council Chambers, 2nd floor, Guy C. Larcom Building Municipal Building at 7:00 p.m., for the purpose of reviewing said Special Assessment Roll. Any person aggrieved by the Special Assessment Roll or the necessity of the improvement may file his/her objections thereto in writing prior to the close of the hearing.

TAKE FURTHER NOTICE That appearance and protest at this hearing is required in order to appeal the amount of the special assessment to the State Tax Tribunal if an appeal should be desired. A property owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment or may file his or her appearance by letter delivered to the clerk prior to the close of said hearing and his or her personal appearance shall not be required. The property owner of any person having an interest in the subject to the proposed special assessment may file a written appeal of the special assessment with the State Tax Tribunal within thirty days after confirmation of the special assessment roll if that special assessment was protested at this hearing.

Jacqueline Beaudry
City Clerk

