



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Legislation Text

File #: 07-0302, Version: 1

Resolution Authorizing Sanitary Sewer and Water Improvement Charges for 3891 Platt Road (\$11,631.59)

Your approval is requested to levy sanitary sewer and water improvement charges of \$11,631.59 on the property known as 3891 Platt Road. Annexation from Pittsfield Township was completed on February 22, 1994, as notified by the State of Michigan in a letter dated March 7, 1995.

The property was originally requested to be developed as "Buddy's Mini-Mart". The property was not developed under this plan but was sold several times before being developed.

Historically improvement charges were levied following annexation. Upon file review, we found that the sanitary sewer and water improvement charges for this property were not levied or paid.

The property is currently connected and active for sanitary sewer and water service. According to the procedures in place at the time of annexation, the property owner needs to now pay the property's share of the existing utilities through the City improvement charge levy as required under section 1:278, Chapter 12, of the Ann Arbor Code. Because the property has changed ownership multiple times since notice was provided, staff is recommending special consideration for the current property owner with zero percent interest terms. The \$11,631.59 Utilities Improvement Charge is to be levied, and then made payable in 10 annual installments at 0% interest per annum on the unpaid balance.

It is therefore recommended that Council levy these improvement charges according to the terms described above.

Prepared by: Beverly J. Selvig, Management Assistant, Public Services

Reviewed by: Sue F. McCormick, Public Services Administrator

Whereas, The City has previously constructed improvements described as follows:

Parcel ID 09-12-301-001 (3891 Platt Rd)

SANITARY SEWER

Trunkline Sewer Improvement Charges \$ 1,815.05

WATER MAIN

Constructed approximately 1978 \$ 9,816.54

TOTAL OF IMPROVEMENT CHARGES \$11,631.59

Whereas, The owner of 3891 Platt Road is being furnished sanitary sewer and water service;

Whereas, Practice in place at the time of annexation of the property was to levy improvement charges immediately following annexation; and

Whereas, Pursuant to Section 1:278, Chapter 12, of the Code of the City of Ann Arbor, the fair share of the cost of said improvements is levied against certain properties and this fair share has not been previously paid nor contracted for;

RESOLVED,

1. That Council levy an improvement charge against the following annexed property which is specifically benefited by the above improvements:

<u>Annexation Address from Pittsfield Township:</u>	3891 Platt Rd
<u>City Assessor Code:</u>	09-12-11-301-001
<u>Planning File No.:</u>	12113A1.1

BEG AT SW COR OF SEC 11, T3S, R6E, TH N 1 DEG 19 MIN 57 SEC W 577.20 FT ALNG WL OF SD SEC & CL OF PLATT RD, TH S 57 DEG 35 MIN 10 SEC E 1034.24 ALNG SWLY ROW OF I-94, TH S 88 DEG 29 MIN 25 SEC W 859.88 FT ALNG CL OF ELLSWORTH RD TO POB, PRT OF SW 1/4 SEC 11, T3S, R6E, CONTAINING 5.7 AC SUBJECT TO ROW OVER WLY & SLY PORTIONS OCCUPIED BY PLATT RD & ELLSWORTH RD; previously Pittsfield Township and now situated in the City of Ann Arbor, Washtenaw County, Michigan;

2. That the improvement charge levied is \$11,631.59;
3. That this improvement charge is divided into 10 equal installments; the first to be due on January 17, 2008, and the 9 subsequent installments to be due on June 1 of each and every year thereafter, with the deferred installments of the improvement charge to bear interest at the rate of 0% per annum commencing January 17, 2008;
4. That the Public Services Area be directed to send a copy of this resolution by first class mail to the owner of the property and to promptly have this resolution recorded in the office of the Register of Deeds of Washtenaw County, Michigan; and
5. That this levied improvement charge is to be invoiced to the owner, Samaha Property II Inc, 216 Nura Court, Ypsilanti, MI 48197, of the property known as 3891 Platt Rd, City of Ann Arbor, Washtenaw County, Michigan, 48108; and to be credited in the amounts of \$1,815.05 to Fund 0043-073-8000-7151 and \$9,816.54 to Fund 0042-073-8000-7151.