



Legislation Text

File #: 17-0973, **Version:** 2

Resolution No. 4 - Confirming the Miller Maple Sidewalk Special Assessment

Attached for your review and approval is Resolution No. 4 confirming the Special Assessment Roll for the Miller Maple Sidewalk - Special Assessment, District No. 48, File No. 2016-031

In accordance with the City's Non-Motorized Plan and Complete Street approach, it is proposed to install a new sidewalk to close gaps and provide a continuous pedestrian connection along the north and south sides of Miller Avenue between Kuehnle Avenue and North Maple Road, and along the west side of North Maple Road from Miller Avenue to Approximately 800 feet north, across the Maple Cove Apartments development. Also included is the preplacement of the deteriorated asphalt sidewalk on the south side of Miller Avenue and construction of Rectangular Rapid Flashing Beacons (RRFBs) at the crossings of Maple and Miller at the Maple Cove apartments and Kuehnle Avenue.

On January 24, 2017 Staff meet with the property owners at Abbot Elementary to discuss the project and special assessment. Of the 14 property owners invited, 8 attended. A major concern of the property owners was the amount of time to repay the special assessment. Resolution 2 establishing the estimated cost of the project and the estimated project revenue sources and directing the preparation of the special assessment roll was approved by Council on June 5, 2017. Resolution No. 3, approved by Council on June 19, 2017 scheduled the Public Hearing for July 17, 2017.

Due to concerns from the resident owners, it is recommended that there property share be in five payments. In accordance with City Code it is recommended that the 4 parcels owned by Maple Cove of Ann Arbor with a total special assessment amount of \$32,592.18 be given 15 annual payments at an interest rate of 3.948%.

Prepared by: David Petrak, Assessor

Reviewed by: Tom Crawford, Financial Services Administrator and CFO

Approved by: Howard S. Lazarus, City Administrator

Whereas, City Council, after due and legal notice, has met for the purpose of reviewing the Special Assessment Roll prepared for the purpose of assessing the private property's share of the cost of the sidewalk described as follows: New sidewalk to close gaps and provide a continuous pedestrian connection along the north and south sides of Miller Avenue between Kuehnle Avenue and North Maple Road, and along the west side of North Maple Road from Miller Avenue to Approximately 800 feet north, across the Maple Cove Apartments development, District 48, file No. 2016-031;

Whereas, City Council has heard all persons interested in the necessity of the improvement or aggrieved by the Special Assessment Roll and has considered any and all objections thereto; and

Whereas, City Council is satisfied with said Special Assessment Rolls;

RESOLVED, That said Miller Maple Sidewalk Project - Special Assessment Roll as prepared by the City Assessor be hereby confirmed in the amount of \$ 52,084.44, and that of said total cost, the sum of \$ 52,084.44 be paid by special assessment upon the property specially benefited within the City.

The sum of \$ 257,000.00 to be paid by the Federal Surface Transportation Funds. The sum of \$253,865.56 be paid from the Street, Bridge, Sidewalk Millage, \$49,400 is from IT contribution and the sum of \$50,000 from the City's General Fund; and

RESOLVED, That Special Assessment Roll be in 15 payments for property shown on the roll as owned by Maple Cove of Ann Arbor, and all other property on the roll be in 5 payments which shall be due commencing on July 1, 2018. Payments will bear interest at 3.948%.