



Legislation Details (With Text)

File #: 14-0685 **Version:** 1 **Name:** 6/2/14 - Stone School Reconstruction - Resolution No. 2
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Title: Stone School Road Reconstruction Project - Resolution No. 2; Sidewalk Special Assessment District No. 44; Curb and Gutter Special Assessment District No. 503

Sponsors:

Indexes:

Code sections:

Attachments: 1. special assessment - breakdown of assessable items by parcel - 140423, 2. special assessment roll - stone school rd - city assessors office - 140502, 3. special assessment resolution no 1 - approved 131107

Date	Ver.	Action By	Action	Result
6/2/2014	1	City Council	Approved	Pass

Stone School Road Reconstruction Project - Resolution No. 2; Sidewalk Special Assessment District No. 44; Curb and Gutter Special Assessment District No. 503

The City of Ann Arbor has designed the Stone School Road Reconstruction Project from I-94 to Ellsworth Road. It is currently planned to construct the project during 2015. The project is expected to be advertised and bid through MDOT.

In conformance with the City’s Complete Streets Policy, the project will add on-street bike lanes and construct a new sidewalk along the west side of Stone School Road. Curb and gutter and bioswales will be constructed to help improve storm water quality within the project limits and reduce non-point source discharges.

In keeping with the requirements of Chapter 13, Section 1:282 of the City Code and the City’s policy of assessing abutting property owners for the installation of new improvements, staff has prepared the estimated costs of the curb and gutter and sidewalk installation and distribution of the assessable portion of the costs therefor. Note, the project is being funded, in part, with Federal STPU Funds. The federal funds will pay for 81.85% of the eligible, participating, construction costs for these items. These funds, however, cannot be used to fund the design or construction engineering, inspection, or material testing costs. The values below depict how the federal funds were used to offset the amount of the special assessment and how the values were calculated:

Total construction costs:	\$ 89,937.04
Engineering/Testing/Inspection costs (estimated @43% of the construction costs)	\$ 38,672.93
Less Federal Participation (@81.85% of construction costs):	(\$ 73,613.47)
Total amount to be distributed through special assessment	\$ 54,996.50

Resolution No. 2 establishes the estimated costs and distribution. The City Assessor's Office will also be preparing and submitting Resolution No. 3 which establishes the date of the Public Hearing as required by City Code.

Resolution No. 1 was previously approved on November 7, 2013. An informational public meeting regarding the project was held on August 7, 2013. An informal administrative meeting to discuss the special assessments was held with the affected property owners and/or their representatives on April 23, 2014. No substantial objections regarding the project or the special assessments were raised at either meeting.

Prepared by: Nicholas S. Hutchinson, P.E., City Engineer

Reviewed by: Craig Hupy, Public Services Area Administrator

Approved by: Steven D. Powers, City Administrator

Whereas, The City Council has directed and ordered the City Administrator to have prepared plans, specifications, and estimates of cost for the construction of curb and gutter and sidewalk described as follows:

Stone School Road from I-94 to Ellsworth Road - Curb and Gutter along both sides of the roadway; Curb and Gutter Special Assessment District No. 503.

Stone School Road from I-94 to Ellsworth Road - New 5-foot wide concrete sidewalk along the west side of the roadway; Sidewalk Special Assessment District No. 44.

Whereas, The City Administrator has had the same prepared and has filed the same with the City Clerk together with his recommendations as to what part of the cost thereof should be paid by special assessment and what part should be paid by the City at large, the number of installments in which the special assessments may be paid, and the lands which should be included in the special assessment district; and

Whereas, The same has been presented to the City Council and examined and reviewed by the Council;

RESOLVED, That the plans, specifications, estimate of cost, and the recommendation of the City Administrator be filed with the City Clerk and be available for public examination;

RESOLVED, That the plans, specifications, estimate of cost, and recommendations of the City Administrator for said improvement as filed with the City Clerk by the City Administrator and presented to Council be approved;

RESOLVED, That the City Council hereby determine to proceed with the acquisition and construction of the curb and gutter and sidewalk described as follows:

Stone School Road from I-94 to Ellsworth Road - Curb and Gutter along both sides of the roadway; Curb and Gutter Special Assessment District No. 503.

Stone School Road from I-94 to Ellsworth Road - New 5' wide concrete sidewalk along the west side of the roadway; Sidewalk Special Assessment District No. 44;

RESOLVED, That the City Council determine the cost of said improvements, including all incidentals,

to be \$128,609.97, and that of said total cost, the sum of \$54,996.50, be paid by special assessment upon the property specially benefited with the City, and that a sum of \$0.00 be paid by the City as City Share future recoverable (Land Outside the City);

RESOLVED, That funding to cover the cost of the design, construction, and inspection of these improvements is included in the approved Capital Budget;

RESOLVED, That the following described lots and parcels of land be designated as constituting the special assessment district against which the cost of said improvement shall be assessed, or against which an improvement charge shall, pursuant to Chapter 13, Section 1:282, of the City Code be levied (see attached drawing);

RESOLVED, That the City Assessor be hereby directed to prepare a special assessment roll in accordance with the foregoing determination of the City Council, and to file the same, together with his certificate attached thereto, with the City Clerk for presentation to the City Council; and

RESOLVED, That the City Administrator be authorized to take the necessary administrative actions to implement this resolution.