



Legislation Details (With Text)

**File #:** 14-0786      **Version:** 1      **Name:** 6/2/14 - 3980 Platt Rd Improvement Charge  
**Type:** Resolution      **Status:** Passed  
**File created:** 6/2/2014      **In control:** City Council  
**On agenda:** 6/2/2014      **Final action:** 6/2/2014  
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**Title:** Resolution Authorizing Sanitary Sewer and Water Improvement Charges for 3980 Platt Road (\$28,444.20)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

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

Resolution Authorizing Sanitary Sewer and Water Improvement Charges for 3980 Platt Road (\$28,444.20)

Your approval is requested to levy sanitary sewer and water improvement charges totaling \$28,444.20 on the property known as 3980 Platt Road. This previously-vacant parcel was annexed November 11, 2009.

According to current procedures, 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(8), Chapter 12, of the Ann Arbor Code. The \$28,444.20 Utilities Improvement Charge is to be levied and then made payable in 15 annual installments at 5.37% interest per annum on the unpaid balance.

The sanitary sewer main in Platt Road was privately constructed in 1999 and dedicated to the City. The water main in Platt Road was constructed by the City in 1977.

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

Prepared by: Jean Pearson, Customer Service Supervisor  
Reviewed by: Craig Hupy, Public Services Area Administrator  
Approved by: Steven D. Powers, City Administrator  
Whereas, The City owns improvements described as follows:

Parcel ID 09-12-10-401-020 (3980 Platt Road)

**Sanitary Sewer:**

Sanitary Sewer Main constructed in Platt Road in 1999

Calculated using the non-residential applied meter calculation per Section 1:278(8)C of City Code

Net Sanitary Sewer Improvement Charge       \$ 4,993.56

**Water Main:**

Water Main constructed in Platt Road in 1977

Calculated using the cost forwarding calculation per Section 1:278(8)A of City Code

Net Water Improvement Charge               \$23,450.64

**TOTAL OF IMPROVEMENT CHARGES:       \$28,444.20**

Whereas, The owner of 3980 Platt Road will be provided with sanitary sewer and water service; 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 the fair share for this property has not been previously paid nor contracted for.

RESOLVED,

1. That Council levy an improvement charge against the following property which is specifically benefited by the above improvements:
  - a. Property Address:                               3980 Platt Road
  - b. City Assessor Code:                               09-12-10-401-020
  - c. BEG SE COR OF SEC TH N 89 DEG 18' W 217.8 FT ALONG S LINE OF SEC TH N 1 DEG 46' 45" E 224.15 FT TH S 88 DEG 13' 30" E 217.78 FT TH S 1 DEG 46' 30" W 220.07 FT TO POB PART SE ¼ SEC 10 T3S R6E 1.11 AC +/- EXC ROW;
2. That the improvement charge levied is \$28,444.20;
3. That this improvement charge is divided into 15 equal installments; the first installment to be due on June 3, 2014, and the 14 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 5.37% per annum commencing June 3, 2014;
4. That the Public Services Area be directed to send a copy of this resolution by electronic mail or first class mail to the owners 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, Jawich & Samaha LLC, of the property known as 3980 Platt RD, City of Ann Arbor, Washtenaw County, Michigan 48103, and to be credited in the amount of \$4,993.56 to Fund 0043-078-8000-0000-7151 and \$23,450.64 to Fund 0042-078-8000-0000-7151.