



Legislation Details (With Text)

**File #:** 14-1037      **Version:** 1      **Name:** 7/21/14 Pontiac Trail Sidewalk, Special Assessment Roll

**Type:** Resolution/Public Hearing      **Status:** Passed

**File created:** 7/21/2014      **In control:** City Council

**On agenda:** 8/7/2014      **Final action:** 8/7/2014

**Enactment date:** 8/7/2014      **Enactment #:** R-14-284

**Title:** Resolution No. 4 - Confirming the Pontiac Trail Sidewalk, Curb and Gutter Special Assessment Roll

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Pontiac Trail SAD Roll PDF

Date	Ver.	Action By	Action	Result
8/7/2014	1	City Council	Approved	Pass
8/7/2014	1	City Council	Held and Closed	
7/21/2014	1	City Council	Held and Continued	
7/21/2014	1	City Council		
7/21/2014	1	City Council	Postponed	Pass

Resolution No. 4 - Confirming the Pontiac Trail Sidewalk, Curb and Gutter Special Assessment Roll Attached and recommended for approval is Resolution 4 confirming the Special Assessment Roll for the Pontiac Trail Reconstruction Project; Sidewalk Special Assessment District No. 45, File No. 2012-028; Curb and Gutter Special Assessment District No. 504, File No. 2012-028.

An administrative hearing explaining the project to property owners was held on May 7, 2014. Included in the discussions were an explanation of the project, cost estimates, property assessments and the work schedule. Resolution No. 1 was previously approved on January 21, 2014. Resolution No. 2 establishing the estimated cost of the project, the estimated project revenue sources and directing the preparation of the special assessment roll was approved by Council on June 16, 2014. Resolution No. 3 scheduled the Public Hearing for July 21, 2014.

Per City ordinance, it is recommended that property special assessments up to \$1,200 be billed in one installment. Property special assessments over \$1,200 shall be divided into equal installments as indicated in Chapter 12, subsection 1:275(2).

Prepared by: David Petrak, City Assessor  
Reviewed by: Tom Crawford, Financial Services Area Administrator and CFO  
Approved by: Steven D. Powers, City Administrator

Whereas, City Council, after due and legal notice, has met for the purpose of reviewing Special Assessment roll prepared for the purpose of assessing the private property's share of the cost of the following described public improvement to be defrayed by Special Assessment: Reconstruction of Pontiac Trail beginning just north of Skydale Drive to just south of the bridge over M-14. In line with the City's Complete Streets Policy, the project will also be adding on-street bike lanes and

constructing a new sidewalk along the east side of Pontiac Trail to fill in existing sidewalk gaps and to provide pedestrian access to Olson Park and Dhu Varren Road. In addition to the sidewalk, approximately 1,960 feet of curb and gutter is being added north of Skydale along Pontiac Trail to protect existing wetland areas, Pontiac Trail Reconstruction Project; Sidewalk Special Assessment District No. 45, File No. 2012-028; Curb and Gutter Special Assessment District No. 504, File No. 2012-028;

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 Sidewalk Special Assessment Roll and Curb and Gutter Special Assessment Roll as prepared by the City Assessor be hereby confirmed in the amount of \$ 72,218.51 for total construction costs, share of future recoverable cost of property outside the City of \$40,750.53, and the sum of \$ 31,467.98 be paid by special assessment upon the property specially benefited within the City;

RESOLVED, That property special assessments up to \$1,200.00 shall be billed in one installment. Property special assessments over \$1,200.00 shall be divided into equal installments as indicated in Chapter 12, subsection 1:275(2). The affected parcels are as follows (See attached with legal descriptions):

DESCRIPTION OF PROPERTY	FINAL COST	NUMBER OF YEARS FOR INSTALLMENTS
-------------------------	------------	----------------------------------

LAND INSIDE THE CITY  
Estimated Property Share Assessable

09-09-16-313-017	George J Hoffman-E.T. Marquez Trust 2419 Pontiac Trail Ann Arbor, MI 48105	\$ 1,200.24	2
09-09-16-200-172	Commercial Property Investors of Pontiac Trail LLC 8178 Jackson Rd Ste D Ann Arbor, MI 48103	\$ 4,105.83	4
09-09-16-200-171	Commercial Property Investors of Pontiac Trail LLC 8178 Jackson Rd Ste D Ann Arbor, MI 48103	\$ 3,835.76	4
09-09-16-200-002	Commercial Property Investors of Pontiac Trail LLC		

	8178 Jackson Rd Ste D Ann Arbor, MI 48103	\$ 8,840.37	8
09-09-16-201-005	BH A2 North LLC/North Sky Neighborhood, LLC Attn: Bill Kinley 2111 Golfside Dr. Ypsilanti, MI 48197	\$ 1,264.34	2
09-09-16-201-002	BH A2 North LLC/North Sky Neighborhood, LLC Attn: Bill Kinley 2111 Golfside Dr. Ypsilanti, MI 48197	\$ 3,480.40	3
09-09-16-201-006	MW Land LLC Attn: Santosh Mehra 1419 Burgundy Court Ann Arbor, MI 48105	\$ 8,741.04	8

LAND OUTSIDE THE CITY

Estimated City Share Future Recoverable

I-09-16-201-011	James H Forshee 2520 Pontiac Trail Ann Arbor, MI 48105	\$ 6,585.04	6
I-09-16-201-010	James H Forshee 2520 Pontiac Trail Ann Arbor, MI 48105	\$ 5,216.76	5
I-09-16-201-009	Gary Murphy P.O. Box 7119 Ann Arbor, MI 48105	\$ 11,827.78	10
I-09-16-201-016	Thomas F & Susan H Mann 2670 Pontiac Trail Ann Arbor, MI 48107	\$ 11,944.05	10
I-09-16-250-035	Jessie Siekmeier 2680 Craig Road Ann Arbor, MI 48103	\$ 5,176.90	5

The first installment shall be due on June 1, 2015, and the subsequent installments to be due on June 1<sup>st</sup> of each and every year thereafter, and

RESOLVED, That the deferred installments of said Special Assessment Roll bear interest at the rate of 2.539% per annum, commencing June 1, 2015.