



Legislation Text

File #: 07-0260, Version: 1

Resolution Authorizing Sanitary Sewer, Water, Storm Sewer, and Road Improvement Charges for 2619 Traver Boulevard (\$5,285.64)

Your approval is requested to levy sanitary sewer, water, storm sewer, and road improvement charges of \$5,285.64 on the property known as 2619 Traver Boulevard. Annexation from Ann Arbor Township was completed on June 16, 1994, as notified by the State of Michigan in a letter dated March 1, 1995. The property was originally known as a 1.69-acre parcel along Traver Boulevard. Following annexation, the land was split into 4 parcels. A determination was made that all four properties equally benefit from the improvements, and thus the improvement charges should be equally divided among the properties, requiring four separate Council resolutions.

Historically improvement charges were levied following annexation. Upon file review, we found that the sanitary sewer, water, storm sewer, and road improvement charges for this property was never levied nor 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 by extension of a 15 year payment schedule and zero percent interest terms. The \$5,285.64 Utilities Improvement Charge is to be levied and then made payable in 15 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

Approved by: Roger W. Fraser, City Administrator

Whereas, The City has previously constructed improvements described as follows based on the original 1.69 acres along Traver Blvd:

- Currently known as Parcel ID:
- 09-09-15-103-008 (2605 Traver Blv)
- 09-09-15-103-009 (2609 Traver Blv)
- 09-09-15-103-010 (2615 Traver Blv)
- 09-09-15-103-011 (2619 Traver Blv)

SANITARY SEWER

Job (3794) 672; District 414

Trunkline Extension \$0.86/acre*

1.69 acre @ \$0.86/acre = \$ 1.45

*cost rounded to nearest cent

Submain from Traver Road to south line of Traver Lakes
\$90.30/acre*
1.69 acres @ \$90.30/acre = \$152.60
*cost rounded to nearest cent

Existing Trunkline Charges

I. District 332 \$2.99/acre
II. District 384 \$2.18/acre
III. Job 3286 \$3.62/acre
IV. District 400 \$15.66/acre
1.69 acres @ \$24.45/acre = \$ 41.32

Total Sanitary Sewer Improvement Charge = \$ 195.37

WATER

16" Water Main in Traver Road
Job A-465W; \$6.67/front foot*
197.28 @ \$6.67/front foot = \$1,315.75
*cost per foot rounded to nearest cent

STORM SEWER

60" Storm Sewer in Traver Road
District #61; Job No. 783
\$3,312.12/acre* x 1.69 acre = \$5,597.49
*cost per acre rounded to nearest cent

ROAD IMPROVEMENT

Street Construction \$46.30 x 197.28 f.ft = \$ 9,134.06
Administration \$12.96 x 197.28 = \$ 2,556.75
4" walk (s.f.) \$2.25 x 1041.4 s.f. = \$ 2,343.15

Total Road Improvement Improvement Charge = \$14,033.96

GRAND TOTAL OF IMPROVEMENT CHARGES \$21,142.56

TOTAL IMPROVEMENT CHARGES PER PARCEL \$ 5,285.64

Whereas, The owner of 2619 Traver are being furnished sanitary sewer and water service;

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

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:

Annexation Address from Ann Arbor Township: 2619 Traver Blv
City Assessor Code: 09-09-15-103-011
Planning File No.: 9151G4.1

COM AT N 1/4 COR OF SEC 15, T2S, R6E, TH S 1 DEG 10 MIN 23 SEC E 2140.07 FT, TH N 82 DEG 35 MIN 47 SEC E 329.98 FT, TH N 1 DEG 10 MIN 23 SEC W 33.20 FT, TH N 82 DEG 35 MIN 47 SEC E 111.08 FT FOR POB, TH N 7 DEG 24 MIN 13 SEC W 178.94 FT, TH N 82 DEG 35 MIN 47 SEC E 105.25 FT, TH S 1 DEG 10 MIN 23 SEC E 180 FT, TH S 82 DEG 35 MIN 47 SEC W 85.71 FT TO POB, PRT OF NE 1/4 OF SD SEC 15, T2S, R6E, TOGETHER & SUBJECT TO AN INGRESS-EGRESS EASEMENT; previously Ann Arbor Township and now situated in the City of Ann Arbor, Washtenaw County, Michigan;

2. That the improvement charge levied be \$5,285.64;
3. That this improvement charge be divided into 15 equal installments; the first to be due on December 20, 2007, 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 0% per annum commencing December 20, 2007;
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 be invoiced to the owner, Chi-Kuo Gregory Wang and Yu-Chi Shen, of the property known as 2619 Traver Blv, City of Ann Arbor, Washtenaw County, Michigan 48105; and to be credited in the amounts of \$48.84 to Fund 0043-073-8000-7151; \$328.94 to Fund 0042-073-8000-7151; \$1,399.37 to Fund 0069-073-8000-7151; \$3,508.49 to Fund 060-019-1200-7151.