



Legislation Text

File #: 07-0184, **Version:** 3

Wagner Road Improvements Project Special Assessment Resolution No. 2

Attached for your review and approval is Resolution No. 2 for the public improvements constructed as part of the Wagner Road reconstruction project. This resolution establishes the special assessment upon the abutting properties. The improvements include: curb and gutter, storm sewer, and drive approaches. Resolution No. 2 establishes the cost of the project and its distribution. The special assessment for a typical residential parcel abutting Wagner Road with 50 feet of frontage is \$514.00. The proposed special assessments range from \$514.00 to \$1,573.55, excluding the city park properties.

Wagner Road is under the jurisdiction of the Washtenaw County Road Commission. The reconstruction of Wagner Road between Jackson and Liberty, began in the Spring 2007 and was completed in the Fall of 2007. This work replaced the existing two-lane rural road with a three-lane concrete road with bicycle lanes, curb and gutter and storm sewer.

On November 10, 2005, City Council approved Resolution R-570-11-05 authorizing a cost sharing agreement with the Washtenaw County Road Commission (WCRC) for \$147,000.00 plus a commitment of \$75,000.00 in federal transportation funds to cover the City's share of the grant match requirements for the project. The amount was based on preliminary engineering estimates. As a result of the costs for both preliminary engineering and right-of-way acquisition exceeding the original estimates, City Council approved Resolution R-61-2-07, on February 20, 2007, amending this agreement. This amendment to the agreement included the City's share of this increase, which is \$55,700.00. The City contribution represents 42% of the local project costs.

The Wagner Road Improvements Special Assessment Resolution 1 was approved on November 21, 2005 (R-593-11-05) and included an estimate cost for constructing a 5-foot concrete sidewalk on the east side of Wagner as part of the road project. In April 2006, WCRC requested that the City allow it to separate out the sidewalk construction portion of the project due to the difficulty in obtaining necessary grading easements from property owners.

An administrative hearing for this project was held on March 9, 2006. All the affected property owners included in the assessment district were invited to attend. Nine of the twenty-one property owners attended this meeting.

Like all similarly funded Federal-Aid projects, the street related construction costs will be eligible for Federal participation and this will reduce the property share assessments to benefiting property owners for curb & gutter, storm sewer and drive approaches. The total cost of curb and gutter, storm sewer and drive approach improvements for the City frontage was calculated at \$36,260.69, of which \$29,958.33 will be paid by special assessment, and \$6,302.36 will be City share future recoverable. Approximately, \$228,191.31, represents roadway construction costs and is not assessable, of which \$75,000.00 will be funded from the Urban Surface Transportation Program, and \$153,191.31 will be funded from the Street Resurfacing Millage. The remainder of the City's local match contribution,

approximately \$31,748.00, represents improvements to the storm sewer system, which is not assessable and will be funded from the Storm Water Fund Balance.

Prepared by: Craig Hupy, Systems Planning Manager

Reviewed by: Sue F. McCormick, Public Services Administrator

Whereas, The Washtenaw Country Road Commission (WCRC) reconstructed Wagner Road between Jackson Road and Liberty Road in 2007 as a three-lane concrete road with bicycle lanes, curb, gutter and storm sewer;

Whereas, The WCRC has requested that the City contribute to funding of the project based on the percentage of City road frontage within the project area, or 42%, to be applied to preliminary and construction engineering, right-of-way acquisition, and non-participating items;

Whereas, An agreement between the City and the WCRC was executed on January 6, 2006 and amended on February 20, 2007, outlining the responsibilities of each party and contribution to the costs of the Wagner Road project;

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, 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,

1. That the City Council determine the cost of said improvement, including all incidentals, to be \$36,260.69, and that of said total cost, the sum of \$29,958.33, be paid by special assessment upon the property specially benefited within the City, the sum of \$6,302.36, be paid by the City as City share future recoverable (Land Outside The City);

2. 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 Section 1.278 of the City Code, be levied:
SEE ATTACHED; and

3. That the City Assessor be hereby directed to prepare a special assessment roll in accordance with the foregoing determinations 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.