Legislation Details (With Text)

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Sponsors:					
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Attachments:	1. Argo Sidewalk Gap SAD #54 Roll.pdf, 2. Argo Sidewalk Gap.pdf, 3. Argo Sidewalk Gaps.pdf				

Date	Ver.	Action By	Action	Result
6/3/2019	1	City Council	Approved	Pass

Resolution No. 2 - 1425 Pontiac Sidewalk Special Assessment District #54
Attached for your approval is a resolution to establish the estimated cost and distribution of costs for a new sidewalk in the Longshore, Indianola, Ottawa, Argo, Amherst Water Main Replacement Project (Sidewalk Special Assessment District #54).

In accordance with the City's Non-Motorized Plan and Complete Streets approach, a new sidewalk will provide a continuous pedestrian connection along the south side of Argo Drive for better access to Beckley Park from Pontiac Street. Also proposed is the construction of a crosswalk on Argo Drive, from Chandler Road to pathway into Beckley Park.

Budget/Fiscal Impact: This work is anticipated to be performed as part of the Longshore, Indianola, Ottawa, Argo, and Amherst Water Main Replacement project. Below are estimated project revenues for the overall project:

Water System	$ 3,786,000.00
Street, Bridge, and Sidewalk Millage	$ 660,000.00
Parks Department	$ 10,200.00
Special Assessment	$ 7,300.00
Total Revenue	$ 4,463,500.00

A contribution from the City of Ann Arbor Parks Department (estimated at $10,200.00) will pay for the construction of the proposed sidewalk adjacent to Beckley Park.

The estimated assessment amount for the 1425 Pontiac property is $7,300.00. The City's practice to charge 50% for side frontage of a property on a corner lot has created the opportunity for the adjacent property owner to receive the sidewalk at a lower cost.

Maintenance Impact

Routine maintenance, such as snow clearing, will be performed by adjacent property owners. Long-term repairs/replacement of sidewalk slabs adjacent to taxable parcels will be performed by the City, such as is currently done under the voter approved Street, Bridge, and Sidewalk Millage.

Special Assessments & Resident Input
As called for in Chapter 13 of City Code, the cost of the addition of new sidewalk where none currently exists shall be borne by the parcels that benefit from it.

On April 15, 2019 City Council approved Resolution No. 1 authorizing staff to undertake this work as a special assessment project. Staff has communicated with the affected property owner and explained the project, estimated assessment amounts, and invited them to contact staff to discuss any concerns.

Initial engagement with the current property owners at 1425 Pontiac resulted in the feedback that they had wished for sidewalk there 20 years ago when their children were small and seemed happy about the proposed sidewalk. However, they are currently in the process of selling the property, with an anticipated closing date of June 1, 2019. One of the future property owners indicated that they appreciated the need for safe sidewalks in the City, as his current neighborhood does not have sidewalks, but was upset that they would be assessed. He feels the sidewalk on the north side of Argo is adequate for safely getting pedestrians to and from Beckley Park and Pontiac Street.
Prepared by: Nicholas Hutchinson, P.E., City Engineer
Reviewed by: Craig Hupy, Public Services Area Administrator
Approved by: Howard Lazarus, City Administrator
Whereas, Plans and specifications have been prepared for the proposed sidewalk on the south side of Argo Drive and Beckley Park as part of Special Assessment District #54;

Whereas, In accordance with Chapter 13 of City Code, the cost for the addition of new sidewalk is to be borne by the benefitting parcels; and

Whereas, A construction estimate and appropriate funding sources have been established;

RESOLVED, That the City Council determines the cost of said sidewalk improvement, including all incidentals, to be $17,500.00;

RESOLVED, That $7,300.00 be paid by special assessment upon the properties specially benefited;

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: SEE ATTACHED;

RESOLVED, 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.

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