



Legislation Details (With Text)

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Title: Resolution No. 2 - Proposed Fuller Court and Nixon/Traver Sidewalk Gap Project - Special Assessment Districts #57 & 56

Sponsors:

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Attachments: 1. Resolution #2 attachment.pdf, 2. Nixon Traver Sidewalk.pdf, 3. Fuller Ct Sidewalk.pdf

Date	Ver.	Action By	Action	Result
3/16/2020	1	City Council	Approved	Pass

Resolution No. 2 - Proposed Fuller Court and Nixon/Traver Sidewalk Gap Project - Special Assessment Districts #57 & 56

Attached for your review and approval is a resolution to establish the estimated cost and distribution of costs for new sidewalk to be constructed as part of the Proposed Fuller Court and Nixon/Traver Sidewalk Gap Project - Special Assessment (Districts #57 & 56).

In accordance with the City’s Non-Motorized Plan and Complete Streets approach, staff proposes installing a new sidewalk to close gaps and provide a continuous pedestrian connection along south side of Fuller Court from Fuller Road to 2250 Fuller Court; on the west side of Nixon Road from Traver Boulevard to the northern boundary of 2765 Nixon Road; and on the north side of Traver Boulevard from Nixon Road to the Logan Elementary School driveway.

As called for in Chapters 12 and 13 of City Code, the cost for the addition of new sidewalk where none currently exists is borne by the parcels that benefit from the improvements. The City will be receiving approximately \$274,385.00 in federal Surface Transportation Program-Urban (STP-U) funding to help cover some of the construction cost of the sidewalk. The remainder of the costs will be local share. The City’s ability to use grant funds for this project creates the opportunity for the private property owners impacted by the special assessment to receive the sidewalk improvements at a lower cost.

A public meeting for this project was held in December 2019. Many of the affected residents attended in addition to the surrounding public. Some residents were opposed to the project, citing the fear of tree removals and safety concerns. As a result of these concerns, City and consultant staff met with residents on-site to walk their respective properties and address individual concerns. The sidewalk alignment was revised to save tree screens and crosswalks were further evaluated in accordance with City guidelines.

Design modifications were shared with each property owner in the special assessment district through mailings, and as a group at the Administrative Hearing on February 5th, 2020. The project background, proposed sidewalk plans, proposed assessment costs, and the special assessment process was discussed at the meeting and residents' questions were answered. Some of the feedback heard from residents at this meeting included the opinion that sidewalks were not needed in the neighborhood, concern over the cost and equity of the special assessment, concern about grading easements and the removal of landscaping. A full meeting summary can be found on the project website at: www.a2gov.org/FNTSidewalk <<http://www.a2gov.org/FNTSidewalk>>. In follow up to the meeting, staff will continue to meet with individual residents to work through the details of the project and its impact on their properties.

Draft plans, specifications, and an engineer's estimate was submitted to MDOT for preliminary plan review February 10th, 2020.

Maintenance Impacts

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

Budget/Fiscal Impact: The Proposed Fuller Court and Nixon/Traver Sidewalk Gap Project is included in the FY20 capital budget. Below are estimated Project Revenues:

STP Funding	\$ 274,385
Street, Bridge, and Sidewalk Millage	\$ 258,103
<u>Special Assessment</u>	<u>\$ 81,512</u>
Total Estimated Project Cost	\$ 614,000

Staff are in discussions with Ann Arbor Public Schools and the University of Michigan in regards to bearing the cost of the sidewalk installations adjacent to their properties. Once these amounts are finalized and agreed upon, this would reduce the cost to the Street, Bridge, and Sidewalk Millage.

Prepared by: Nick Hutchinson, P.E., City Engineer

Reviewed by: Craig Hupy, Public Services Area Administrator

Approved by: Howard S. Lazarus, City Administrator

Whereas, Plans and specifications are being developed for the Proposed Fuller Court and Nixon/Traver Sidewalk Gap Project - Special Assessment (Districts #57 & 56);

Whereas, In accordance with Chapters 12 and 13 of City Code, the cost for the addition of new sidewalk is to be borne by the benefitting parcels;

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

Whereas, Federal Surface Transportation Program funds are available to fund a portion of the costs.

RESOLVED, That the City Council determines the cost of said sidewalk improvement, including all incidentals, to be \$614,000.00, and that of said cost, the sum of \$339,615.00 be a local share;

RESOLVED, That, of the local share, \$81,511.61 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 is 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; and

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