



CITY COUNCIL AGENDA ITEM

Date: April 18, 2016

To: Brian Kischnick, City Manager

From: Tom Darling, Director of Finance/Administration
Nino Licari, City Assessor

Subject: Regular Business item for Standard Resolutions 1, 2 and 3 for a Special Assessment District for the paving of the westerly 220 feet of Cherry Street in Section 27

Background:

Four residents of Cherry have expressed an interest in having that portion of Cherry in front of their properties, paved. This portion of Cherry is a paper street at this time. The right of way is platted, but there is no roadway.

On March 10, 2016 a Petition was submitted to the City Clerk's Office requesting this project move forward. Four of five property owners have signed the petition in favor of the project. This represents 88.04% of the assessable frontage in the project area.

Past Council Policy has been that more than 50% must be in agreement before Council will approve a Special Assessment District. (While that is past policy, Council may initiate and approve an SAD of their own volition, by Charter).

Council is asked at this point, to approve Standard Resolution 1 (preparation of plans and cost estimates – which has obviously already been done in order to apprise the owners of the estimated costs), Standard Resolution 2 (approval of the plans and cost estimates), and Standard resolution 3 (setting a Public Hearing for public input, and the approval/disapproval of the project). The Public Hearing will be on May 9, 2016.

Financial Considerations:

The total cost of the project is \$91,013.00, all of which is to be special assessed. The reason there is no City share is that the petitioners are requesting the City to create a roadway from the start, and not pave an existing gravel road.

The resident's share is therefore \$91,013.00. The breakdown of their individual costs and the amortization of the 10 year payment plan is attached to this memorandum.



CITY COUNCIL AGENDA ITEM

There is no prepayment penalty on an SAD. However, there is a lien on the properties from the moment City Council approves Standard Resolution 4, after the Public Hearing. Any owner wishing to sell their property after the lien is placed would be required to pay the outstanding balance in full in order to have a clear title for their closing.

Recommendation:

As there is an 88.04% approval of the project, there is a need to approve Standard Resolutions 1, 2 and 3, and move forward to the Public Hearing of May 9, 2016 to consider Standard Resolution 4, per Charter and Ordinance.

In light of the fact that there is no existing roadway, that the City is being requested to create an improved roadway, and that 55.02% of the yes votes are cast by a builder of record in the City, staff will not be recommending approval of this project at the Public Hearing.

NI/nl H:SpecialAsses\Cherry 2016\Memo StandRes 1 2 3 03.29.16.docx

City of Troy Assessing Department
 SAD Paving for Wly 391 feet of Cherry (218 If Assessable Properties)
 Petition Analysis

Parcel ID	#	Street	Owner	Front Feet	% FF	Yes/No (1/0)	% Yes	Cost	\$/FrFt
88-20-27-156-016	Vac	Cherry N.	N. Moshier (unrecorded QC)	50.00	11.96	1	11.96	10,886.72	217.73
88-20-27-156-019	Vac	Cherry N.	O. A. & G. Birth	50.00	11.96	0	0.00	10,886.72	217.73
88-20-27-156-026	Vac	Cherry N.	Orion Homes (Mike Lamb)	100.00	23.92	1	23.92	21,773.44	217.73
88-20-27-301-001	2212	Livernois	E. King (138' on Cherry S.)	138.00	33.01	1	33.01	30,047.35	217.73
88-20-27-301-021	Vac	Cherry S.	Orion Homes (Mike Lamb)	80.00	19.14	1	19.14	17,418.76	217.73
	5			418.00	100.00	4	88.04	91,013.00	217.73
							Total Cost	91,013.00	

Cherry Street SAD - Paving
03/16/16

City of Troy GIS Online



115 0 57 115Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

REQUEST FOR PUBLIC IMPROVEMENT
(TO BE USED ONLY FOR SPECIAL ASSESSMENT IMPROVEMENTS)

To the Honorable,
The Mayor and City Council
Troy, Michigan

We, the undersigned, owners of property in the City of Troy to be benefited by the proposed improvements, description of which property, and our addresses, are set forth opposite our respective names hereto, do hereby request the following public improvements, to wit:

**Bituminous Asphalt Paving of Cherry Street
from 86 Cherry to the west approximately 220 feet**

This request is not made for the purpose of initiating such improvement, but only for advising the City Council of our desire for such improvement and willingness to have our property assessed therefore if the Council, in the exercise of its discretion, orders such improvement to be made.

Signature	Printed Name	Address	Date	Parcel I.D. #	Telephone #
<i>Edward R King</i>	EDWARD KING	2212 LIVERNOIS	3/10/16	20-27-301-001	248-250-9072
<i>Nancy Moshier</i>	NANCY MOSHIER	450 N. NORTHSORE ORION, MI 48362	3/10/16	20-27-156-016	248-568-8282
<i>Michael J Lamb</i>	ORION HOMES, INC	327 EVALINE	3/10/16	20-27-156-026	586-219-1280
<i>Michael J Lamb</i>	MICHAEL LAMB	327 EVALINE	3/10/16	20-27-301-021	586-219-1280
<i>Ed</i>					

In case of joint ownership, husband and wife and/or other joint owner must sign. (Affidavit on reverse side of page must be filled out).

State of Michigan }
County of Oakland }

I, Michael J. Lamb being duly sworn, say that I reside at No. 327
Evaline Street; that I know of my own personal knowledge that each of the
persons purporting to sign the foregoing request did sign the same and that all of said
signers are property owners of the City of Troy.

(Signed)

Michael J. Lamb

Signed, subscribed and sworn to before me, a Notary Public in and for said County this
10th day of March, 2016.

Irene Newman

My commission expires:

IRENE NEWMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires April 24, 2017
Acting in the County of Oakland

Preliminary Cost Estimate

March 17, 2016

Project Location: Cherry Street

Project No.: 14.907.1

Proposed Improvement: 220 LF, 23' wide HMA Pavement w/ 30 Inch Curb & Gutter

Item	Quantity	Description	Unit Cost	Total Cost
1.	245 CY	Earth Excavation	36.00	8,820.00
2.	770 SY	Grading	5.00	3,850.00
3.	130 CY	Aggregate Base, 21AA, 6"	50.00	6,500.00
4.	10 CY	Subgrade Undercut, w/ crush. Conc.	50.00	500.00
5.	132 Tons	Bit. Mix No. 500, 20C - 4"	125.00	16,500.00
6.	66 Tons	Bit. Mix No. 1100L, 20AA - 2"	140.00	9,240.00
7.	50 Tons	Bit. Mix No. 1100T, 20AA - 1 1/2"	140.00	7,000.00
8.	440 Lft	4 Inch Mountable Curb & Gutter	40.00	17,600.00
		Sub-Total		70,010.00
		Engineering, Admin. And Contingencies, 30%		21,003.00
		Sub-Total		91,013.00
				-
		TOTAL PROJECT COST		91,013.00

City of Troy Assessing Department

Project Name Cherry Bituminous Paving
Moshier (Orion)
 Project # 14.907.1

Amortization Table 10 Year

int. @.06

Assessment 10,886.72

Year	Principal	Interest	Payment	Balance
1	\$ 1,088.67		\$ 1,088.67	\$ 9,798.05
2	\$ 1,088.67	\$ 587.88	\$ 1,676.55	\$ 8,709.38
3	\$ 1,088.67	\$ 522.56	\$ 1,611.23	\$ 7,620.70
4	\$ 1,088.67	\$ 457.24	\$ 1,545.91	\$ 6,532.03
5	\$ 1,088.67	\$ 391.92	\$ 1,480.59	\$ 5,443.36
6	\$ 1,088.67	\$ 326.60	\$ 1,415.27	\$ 4,354.69
7	\$ 1,088.67	\$ 261.28	\$ 1,349.95	\$ 3,266.02
8	\$ 1,088.67	\$ 195.96	\$ 1,284.63	\$ 2,177.34
9	\$ 1,088.67	\$ 130.64	\$ 1,219.31	\$ 1,088.67
10	\$ 1,088.67		\$ 1,088.67	\$ (0.00)
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TOTAL	\$ 10,886.72	\$ 2,874.09	\$ 13,760.81	

88-20-27-156-016

Vacant Cherry

City of Troy Assessing Department

Project Name Cherry Bituminous Paving
Birth
 Project # 14.907.1

Amortization Table 10 Year

int. @.06

Assessment 10,886.72

Year	Principal	Interest	Payment	Balance
1	\$ 1,088.67		\$ 1,088.67	\$ 9,798.05
2	\$ 1,088.67	\$ 587.88	\$ 1,676.55	\$ 8,709.38
3	\$ 1,088.67	\$ 522.56	\$ 1,611.23	\$ 7,620.70
4	\$ 1,088.67	\$ 457.24	\$ 1,545.91	\$ 6,532.03
5	\$ 1,088.67	\$ 391.92	\$ 1,480.59	\$ 5,443.36
6	\$ 1,088.67	\$ 326.60	\$ 1,415.27	\$ 4,354.69
7	\$ 1,088.67	\$ 261.28	\$ 1,349.95	\$ 3,266.02
8	\$ 1,088.67	\$ 195.96	\$ 1,284.63	\$ 2,177.34
9	\$ 1,088.67	\$ 130.64	\$ 1,219.31	\$ 1,088.67
10	\$ 1,088.67		\$ 1,088.67	\$ (0.00)
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TOTAL	\$ 10,886.72	\$ 2,874.09	\$ 13,760.81	

88-20-27-156-019

Vacant Cherry

City of Troy Assessing Department

Project Name Cherry Bituminous Paving
Orion Homes
 Project # 14.907.1

Amortization Table 10 Year

int. @.06

Assessment 21,773.44

Year	Principal	Interest	Payment	Balance
1	\$ 2,177.34		\$ 2,177.34	\$ 19,596.10
2	\$ 2,177.34	\$ 1,175.77	\$ 3,353.11	\$ 17,418.75
3	\$ 2,177.34	\$ 1,045.13	\$ 3,222.47	\$ 15,241.41
4	\$ 2,177.34	\$ 914.48	\$ 3,091.83	\$ 13,064.06
5	\$ 2,177.34	\$ 783.84	\$ 2,961.19	\$ 10,886.72
6	\$ 2,177.34	\$ 653.20	\$ 2,830.55	\$ 8,709.38
7	\$ 2,177.34	\$ 522.56	\$ 2,699.91	\$ 6,532.03
8	\$ 2,177.34	\$ 391.92	\$ 2,569.27	\$ 4,354.69
9	\$ 2,177.34	\$ 261.28	\$ 2,438.63	\$ 2,177.34
10	\$ 2,177.34		\$ 2,177.34	\$ (0.00)
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TOTAL	\$ 21,773.44	\$ 5,748.19	\$ 27,521.63	

88-20-27-156-026

Vacant Cherry

City of Troy Assessing Department

Project Name Cherry Bituminous Paving
 Project # 14.907.1 King
Ely 138.00 lf

Amortization Table 10 Year

int. @.06

Assessment 30,047.35

Year	Principal	Interest	Payment	Balance
1	\$ 3,004.74		\$ 3,004.74	\$ 27,042.62
2	\$ 3,004.74	\$ 1,622.56	\$ 4,627.29	\$ 24,037.88
3	\$ 3,004.74	\$ 1,442.27	\$ 4,447.01	\$ 21,033.15
4	\$ 3,004.74	\$ 1,261.99	\$ 4,266.72	\$ 18,028.41
5	\$ 3,004.74	\$ 1,081.70	\$ 4,086.44	\$ 15,023.68
6	\$ 3,004.74	\$ 901.42	\$ 3,906.16	\$ 12,018.94
7	\$ 3,004.74	\$ 721.14	\$ 3,725.87	\$ 9,014.20
8	\$ 3,004.74	\$ 540.85	\$ 3,545.59	\$ 6,009.47
9	\$ 3,004.74	\$ 360.57	\$ 3,365.30	\$ 3,004.73
10	\$ 3,004.74		\$ 3,004.74	\$ (0.00)
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TOTAL	\$ 30,047.35	\$ 7,932.50	\$ 37,979.85	

88-20-27-301-001

2212 Livernois

City of Troy Assessing Department

Project Name Cherry Bituminous Paving
Orion Homes
 Project # 14.907.1

Amortization Table 10 Year

int. @.06

Assessment 17,418.76

Year	Principal	Interest	Payment	Balance
1	\$ 1,741.88		\$ 1,741.88	\$ 15,676.88
2	\$ 1,741.88	\$ 940.61	\$ 2,682.49	\$ 13,935.01
3	\$ 1,741.88	\$ 836.10	\$ 2,577.98	\$ 12,193.13
4	\$ 1,741.88	\$ 731.59	\$ 2,473.46	\$ 10,451.26
5	\$ 1,741.88	\$ 627.08	\$ 2,368.95	\$ 8,709.38
6	\$ 1,741.88	\$ 522.56	\$ 2,264.44	\$ 6,967.50
7	\$ 1,741.88	\$ 418.05	\$ 2,159.93	\$ 5,225.63
8	\$ 1,741.88	\$ 313.54	\$ 2,055.41	\$ 3,483.75
9	\$ 1,741.88	\$ 209.03	\$ 1,950.90	\$ 1,741.88
10	\$ 1,741.88		\$ 1,741.88	\$ (0.00)
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TOTAL	\$ 17,418.76	\$ 4,598.55	\$ 22,017.31	

88-20-27-301-021

Vacant Cherry

88-20-27-156-016
NANCY F MOSHIER
450 N NORTHSORE
LAKE ORION MI 48362

88-20-27-156-019
OLAF & GLADYS BIRTH
237 E BAKER
CLAWSON MI 48017-1668

88-20-27-156-026
ORION HOMES
327 EVALINE
TROY MI 48085

88-20-27-301-001
EDWARD KING
2212 LIVERNOIS
TROY MI 48083

88-20-27-301-021
ORION HOMES
327 EVALINE
TROY MI 48085

CITY OF TROY
PUBLIC HEARING

A Public Hearing will be held by and before the City Council of the City of Troy at City Hall, 500 W. Big Beaver, Troy, Michigan on Monday, May 9, 2016, at 7:30 P.M. to consider the approval of a Special Assessment District (SAD) for the paving of the easterly 220' of Cherry in Section 27, including the following properties:

88-20-27-156-016 Vacant Cherry, Troy, MI. (Cost \$10,886.72)
88-20-27-156-019 Vacant Cherry, Troy, MI. (Cost \$10,886.72)
88-20-27-156-026 Vacant Cherry, Troy, MI. (Cost \$21,773.44)
88-20-27-301-001 2212 Livernois, Troy, MI. (Cost \$30,047.35), and
88-20-27-301-021 Vacant Cherry, Troy, MI. (Cost \$17,418.76)

You may express your comments regarding this matter by writing to this office, or by attending the Public Hearing.

M. Aileen Dickson, City Clerk

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Standard Resolution #1, 2 and 3 for Paving of Cherry – Section 27 SAD #14.907.1

(a) Standard Resolution #1

Suggested Resolution

Resolution #2016-

Moved by:

Seconded by:

RESOLVED, That Troy City Council hereby **ADOPTS** Standard Resolution #1 to direct the preparation of plans and costs estimates for the Special Assessment to pay all or part of the cost of Asphalt Paving of Cherry in Section 27 Project No.14.907.1, all pursuant to Sections 1.1 and 1.2 of Chapter 5 of the Code of the City of Troy.

Yes:

No:

(b) Standard Resolution #2

Suggested Resolution

Resolution #2016-

Moved by:

Seconded by:

RESOLVED, That Troy City Council hereby **ADOPTS** Standard Resolution #2 to approve plans and cost estimates for a Special Assessment to pay all or part of the cost of Asphalt Paving of Cherry, in Section 27, Project No. 14.907.1, all pursuant to Sections 1.1 and 1.2 of Chapter 5 of the Code of the City of Troy

Total Estimated Cost	\$91,013.00
Assessment	91,013.00
City's Share	0.00

BE IT FURTHER RESOLVED, That the City Assessor is hereby **ORDERED** and **DIRECTED** to prepare a Special Assessment Roll in accordance with Chapter 5 of the Code of the City of Troy.

Yes:

No:

c) **Standard Resolution #3**

Suggested Resolution

Resolution #2016-

Moved by:

Seconded by:

RESOLVED, That Troy City Council hereby **ADOPTS** Standard Resolution #3 to set a Public Hearing date on the Special Assessment roll for Asphalt Paving of Cherry, in Section 27, Project No. 14.907.1, all pursuant to Chapter 5 of the Code of the City of Troy, with said Public Hearing to be established for May 9, 2016.

Yes:

No: