



CITY COUNCIL AGENDA ITEM

Date: May 9, 2016

To: Brian Kischnick, City Manager

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

Subject: Public Hearing to establish a Special Assessment District for Asphalt Paving of the westerly 220' of Cherry in Section 27 – Standard Resolution #4

Background:

On April 18, 2016 Troy City Council approved Standard Resolutions 1, 2 and 3 to prepare and approve plans and estimates for a Special Assessment District (SAD) for asphalt paving of the westerly 220' of Cherry, in Section 27, and to set a Public Hearing to consider the approval of same on May 9, 2016.

The affected property owners have been notified, and will have an opportunity to speak concerning this Special Assessment. The project was requested by 4 of the 5 affected owners.

Financial Considerations:

The total cost of the project is \$91,013.00. The entire cost of this project is to be Special Assessed to the residents, as there is no existing gravel roadway. This portion of Cherry is platted, but unimproved.

The breakdown of their individual costs and the amortization of the 10 year payment plan are attached to this memorandum.

Also attached is the Roll Certification, which becomes effective with approval of Standard Resolution #4, by the City Council.



CITY COUNCIL AGENDA ITEM

Recommendation:

Staff is not recommending approval of this project. A developer of record in the City controls, or has an interest in 55.02% of the affected frontage. This request is a way to use the public's funds for improvements that will then allow development of up to 7 residential sites.

Attached to this memorandum are aerial views of situations similar to this that a developer improved themselves for construction, along with aerials of areas of the City developed by this particular developer where the improvements to the roadway were a cost of the development.

Due to these factors, staff is recommending a 'no' vote on Standard Resolution #4.

NI/nl H:SpecialAsses\Cherry\Memo StandRes 4 05.09.16.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. NORTHSHORE 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)
<hr/>				
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)
<hr/>				
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)
<hr/>				
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)
<hr/>				
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

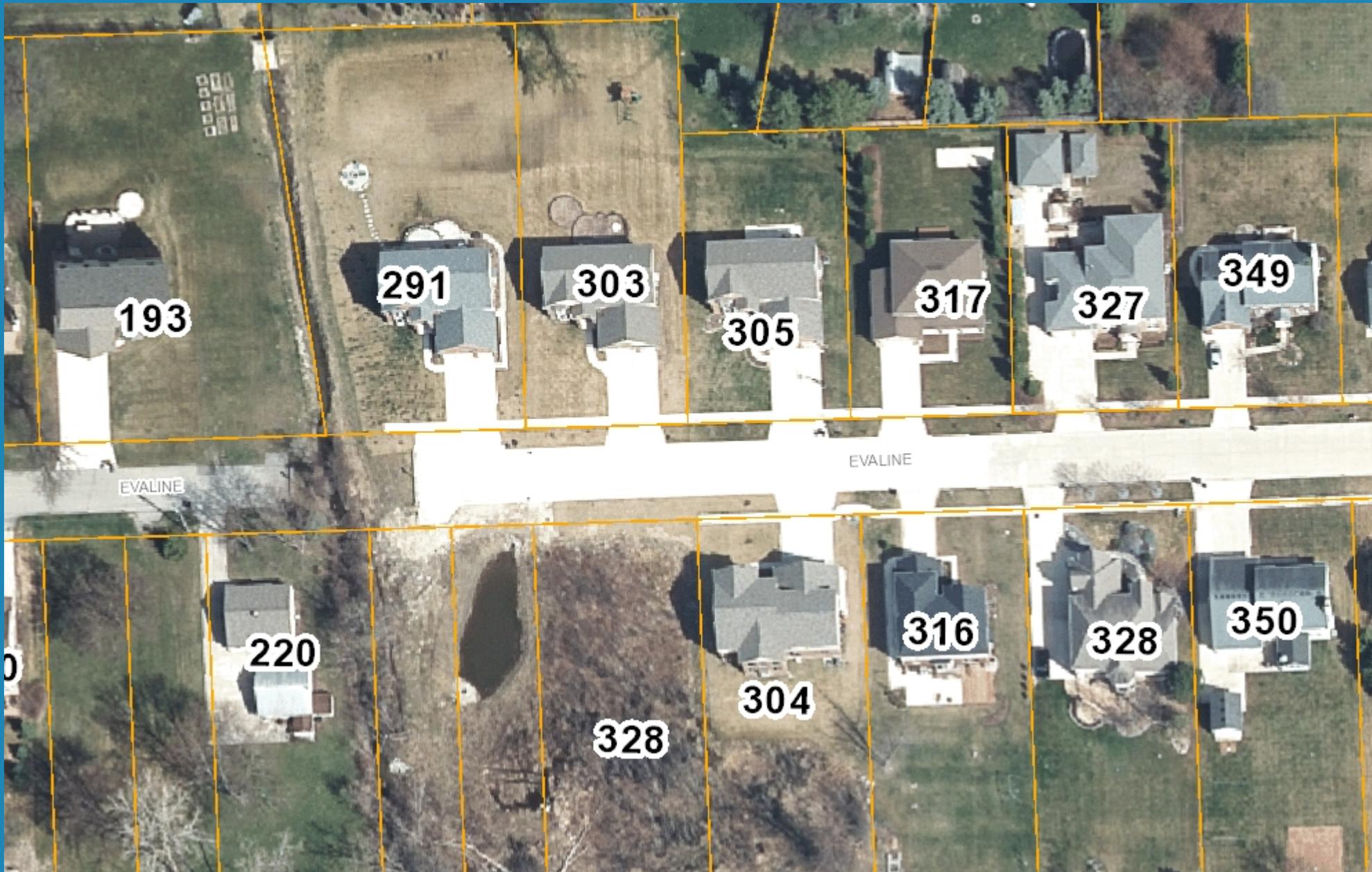
A Public Hearing will be held by and before the City Council of the City of Troy at City Hall, 500 W. Big Beaver, Troy, Michigan on Monday, May 9, 2016, at 7:30 P.M. to consider the approval of a Special Assessment District (SAD) for the paving of the easterly 220' of Cherry in Section 27, including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

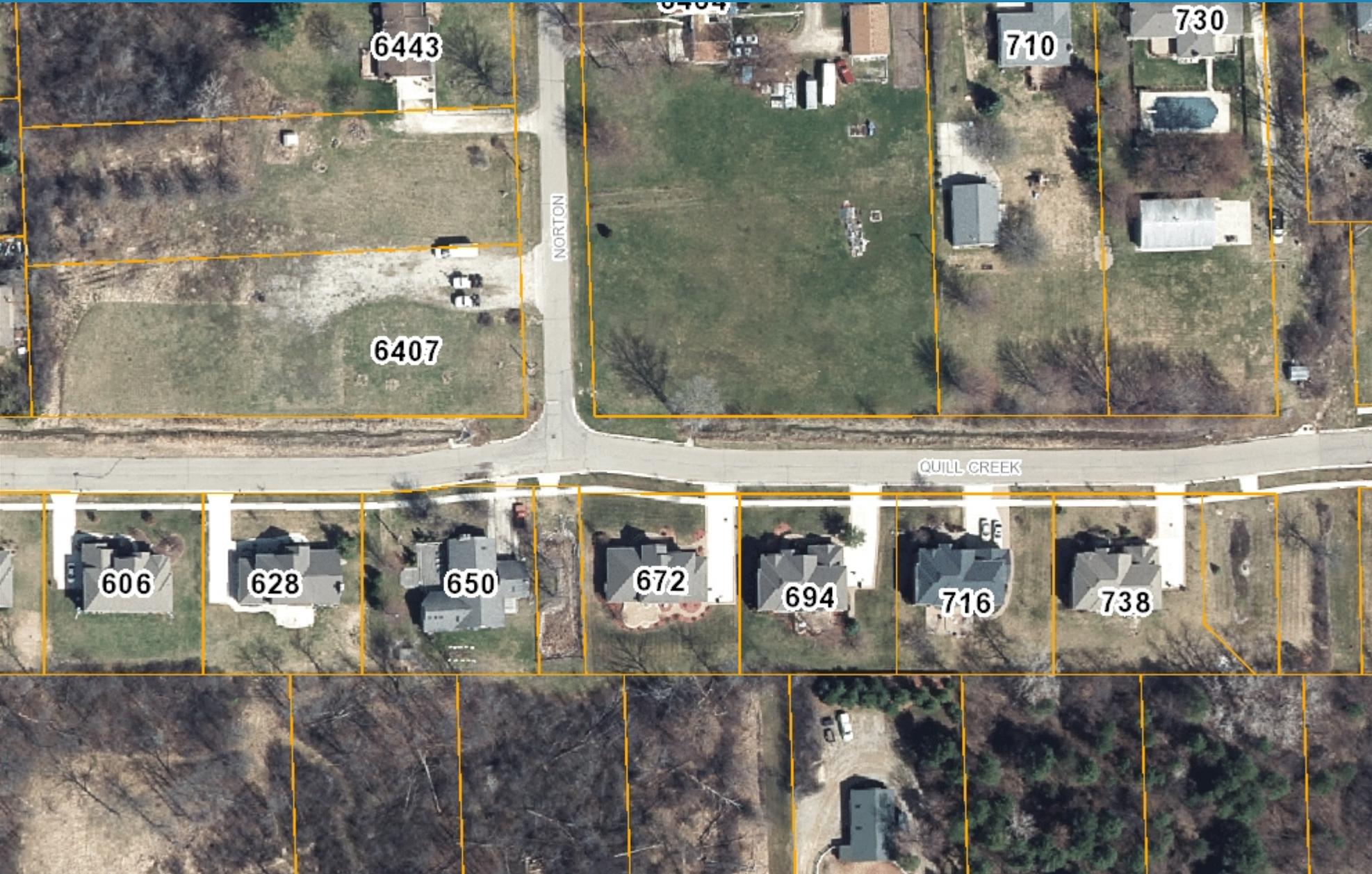
NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*



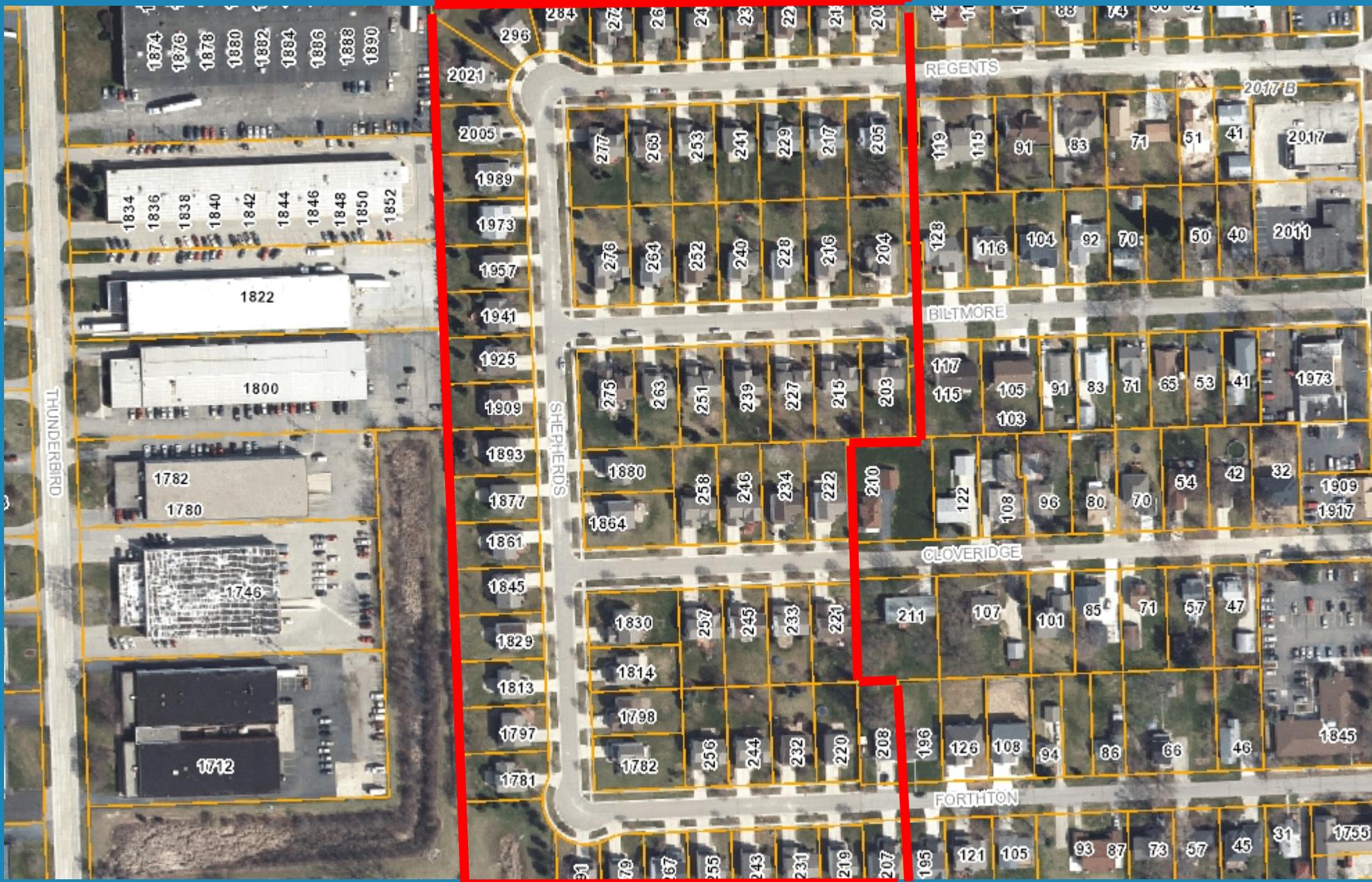
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



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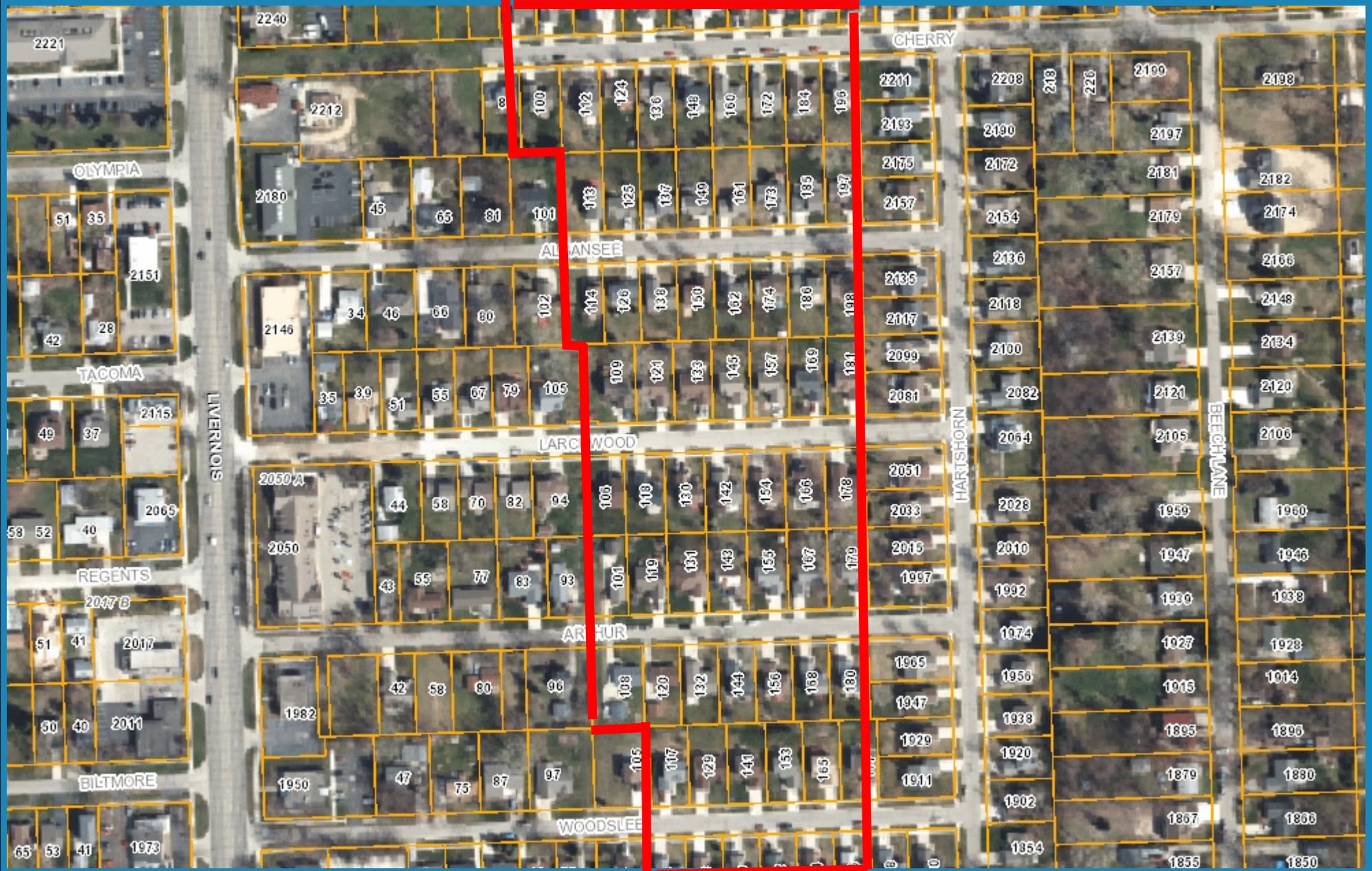
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493 0 247 493Feet



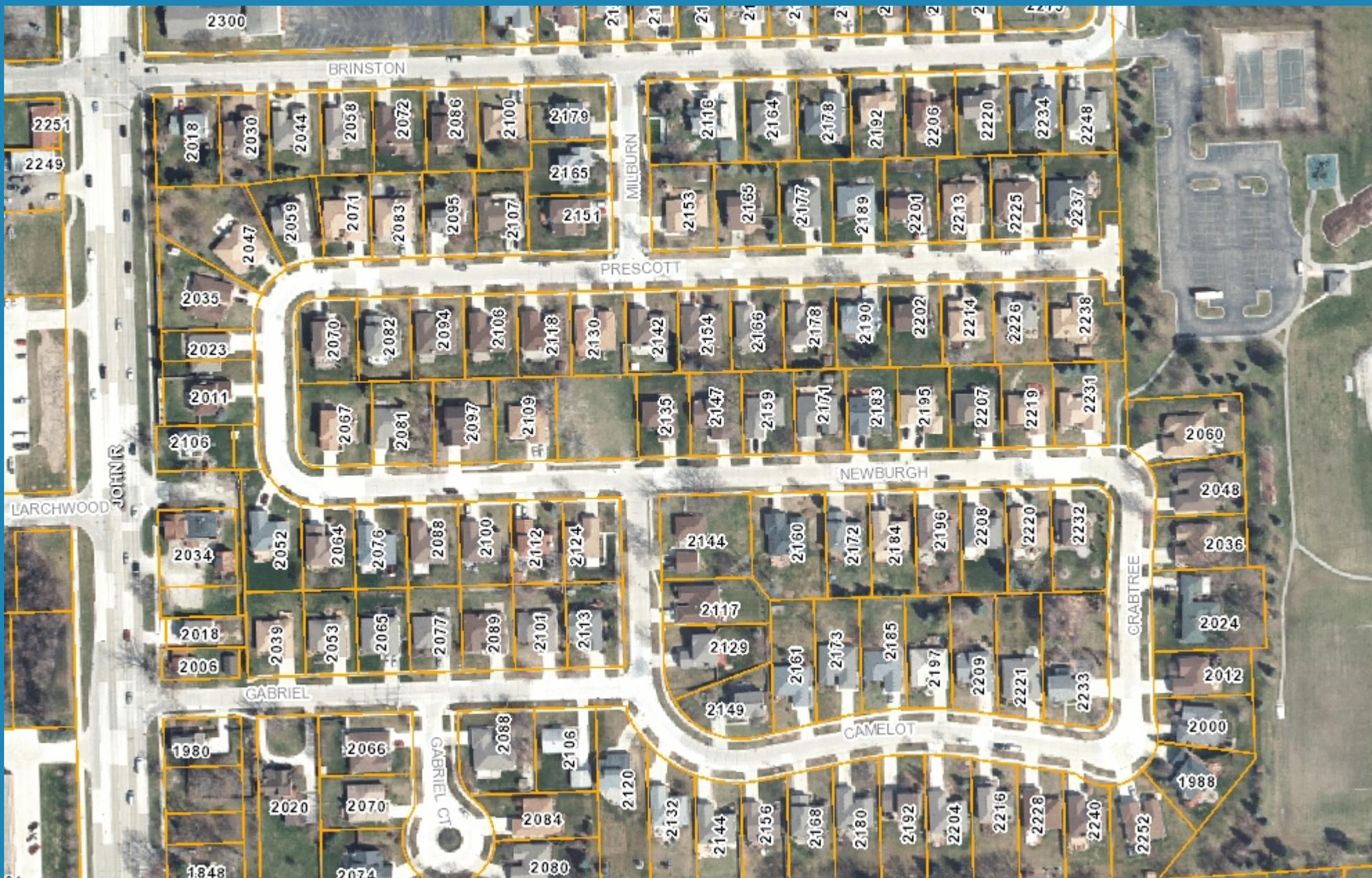
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577 0 289 577 Feet



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CITY OF TROY

Special Assessment Roll Number: 14.907.1 For defraying the expense of construction for: Westerly 220 feet of Cherry - Bituminous (Asphalt) Paving

CITY OF TROY
COUNTY OF OAKLAND
STATE OF MICHIGAN

I hereby certify and report that the foregoing is a special assessment roll, and the assessment made by me pursuant to a resolution of the City Council adopted on the 9th day of May A.D. 2016, for the purpose of paying that part of the cost which the Council decided should be paid and borne by special assessment for the purpose of Asphalt Paving of westerly 220' of Cherry Street

That in making such assessment I have, as near as may be and according to my judgement, conformed in all things to the direction contained in the resolution of the Council herinbefore referred to, and the Charter of the City relating to such assessments.

Dated at the City of Troy, Oakland County, Michigan on this 9th day of May A.D., 2016.

Leger A. (Nino) Licari, City Assessor

Advertised: _____

CITY OF TROY
COUNTY OF OAKLAND
STATE OF MICHIGAN

I hereby certify that the above and foregoing assesment roll was filed on the 9th day of May A.D., 2016, and approved and confirmed by the Council of the City of Troy on the 9th day of May A.D., 2016.

M. Aileen Dickson, City Clerk

In the name of the People of the State of Michigan
To the Treasurer of the City of Troy, in the County of Oakland, Michigan.

You are hereby commanded to collect from each of the several persons assessed in the Special Assessment Roll hereunto annexed, the amount of money assessed to and set opposite his name therein, said amount being payable in 10 annual installments due March 1, 2017 respectively, with interest at the rate of six percent (6%) per annum or such other rate of interest per annum which is not in excess of 1% of the rate borne by bonds issued in anticipation of the collection of said special assessment roll from and after March 1, 2017.

And in case any named in said Roll shall neglect or refuse to pay his assessment upon demand, after the same becomes due, you are hereby authorized to levy and collect the same by distress and sale of the goods and chattels of such person, and return said Roll and Warrant, together with your doing thereon within sixty (60) days; for so doing this shall be your sufficient Warrant.

Given under my hand and Seal of the City of Troy, Michigan, this 9th day of May A.D., 2016.

M. Aileen Dickson, City Clerk

Standard Resolution No. 4

Suggested Resolution

Resolution 2016-

Moved by:

Seconded by:

WHEREAS, Troy City Council **HAS CAUSED** Special Assessment Roll No. 14.907.1 to **BE PREPARED** for the purpose of defraying the Special Assessment District's portion of the following described public improvement in the City of Troy;

Bituminous Paving of the easterly 220' of Cherry Street

AND WHEREAS, Troy City Council and the City Assessor **HAVE MET** after due legal notice and **HAVE REVIEWED** said Special Assessment Roll and **HAVE HEARD** all persons interested in said Special Assessment Roll appearing at said hearing;

AND WHEREAS, Troy City Council **IS SATISFIED** with said Special Assessment Roll as prepared by the City Assessor;

THEREFORE BE IT RESOLVED THAT Special Assessment Roll No. 14.907.1 in the amount of \$91,013.00 is hereby **CONFIRMED** as prepared by the City Assessor, a copy of which shall be attached to, and become a part of the minutes of this meeting.

Yes:

No: