



Rochester Hills

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Master

File Number: 2015-0285

File ID: 2015-0285

Type: SAD

Status: To Council

Version: 3

Reference:

Controlling Body: City Council
Regular Meeting

File Created Date : 07/08/2015

File Name: Request for Approval-DPS/ENG: Engineer's Report for the proposed paving project of Norton Lawn and Hickory Lawn and set the date of August 10, 2015 for the public hearing on necessity for the project.

Final Action:

Title label: Request for Adoption of a Resolution to Proceed with Public Improvement and Establish a Special Assessment District (SAD) for Norton Lawn and Hickory Lawn

Notes: 7/20/2015 - RES0210-2015 - Set PH

Sponsors:

Enactment Date:

Attachments: 092815 Agenda Summary.pdf, Vicki Boork ltr recd 090415.pdf, 081015 Agenda Summary.pdf, Public Hearing Notice.pdf, 072015 Agenda Summary.pdf, Aerial Location Map.pdf, Engineer Report.pdf, Hickory Lawn Draft Assessment Roll.pdf, Norton Lawn Draft Assessment Roll.pdf, OHM Prelim Const Cost Est.2015.June12.pdf, 072015 Resolution (Draft).pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council Regular Meeting	07/20/2015	Adopted by Resolution				Pass
2	City Council Regular Meeting	08/10/2015	Discussed				

Text of Legislative File 2015-0285

Title

Request for Adoption of a Resolution to Proceed with Public Improvement and Establish a Special Assessment District (SAD) for Norton Lawn and Hickory Lawn

Body

Whereas, on January 26, 2015, the Rochester Hills City Council tentatively determined to proceed with

the public improvement of Norton Lawn and Hickory Lawn and to establish a special assessment district for purposes of making the public improvement and paying a cap of \$5,000 per parcel as the cost thereof; and

Whereas, the City Council tentatively delineated the special assessment district to include the properties fronting on Norton Lawn and Hickory Lawn, which the City Council has determined will be specially benefitted by the public improvement in the City of Rochester Hills, Oakland County, Michigan; and

Whereas, the City Engineer's report, which includes the plans, specifications, detailed cost estimate and estimated life of the public improvement, has been on file in the City Clerk's Office and appropriate notice of a public hearing on the advisability of proceeding to establish a special assessment district for the making of the public improvement was given; and

Whereas, the City Council held a public hearing on August 10, 2015, giving interested persons an opportunity to be heard and considering any objections or comments made concerning the proposed public improvement and the establishment of the special assessment district; and

Whereas, following the public hearing, the City Council deferred action for 28 days to allow time for petitions objecting to the project to be submitted;

Now, Therefore, Be It Resolved:

1. The City Council determines that the proposed public improvement is necessary and that the City of Rochester Hills shall proceed with the public improvement of Norton Lawn and Hickory Lawn, in accordance with the City Engineer's report on file in the City Clerk's Office, which report is hereby approved;
2. The City Council further determines that a special assessment district shall be established for purposes of making the public improvement and paying a cap of \$5,000 per parcel, the cost thereof; The limits of the special assessment district are delineated to include the properties fronting on Norton Lawn and Hickory Lawn which the City Council determines will be specially benefitted by the improvement in the City of Rochester Hills, Oakland County, Michigan.
3. The City Council further determines that the benefits that will be received by the described properties include Norton Lawn and Hickory Lawn and the part or proportion of the cost of the public improvement to be paid by the City shall be capped at \$5,000 per parcel.
4. The City Council directs the City Assessor to prepare a special assessment roll which shall describe all of the parcels of land to be specially assessed, with the names of the respective owners thereof, if known, and the total amount to be assessed against each parcel of land, based on a declining rate method of assessment, which amount shall be the relative portion of the whole sum to be levied against all parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefit to all parcels of land in the special assessment district. When the Assessor completes the special assessment roll, the Assessor shall affix his certificate stating that said roll was made pursuant to this resolution adopted on September 28, 2015, and that in making the special assessment roll the Assessor has, pursuant to his best judgment, conformed in all respects to the directions contained in this resolution and the laws of the State of Michigan.
5. When the Director completes the special assessment roll, it shall be filed with the City Clerk for presentation to the Council for review and confirmation.