



CITY of NOVI CITY COUNCIL

Agenda Item 4
December 19, 2016

SUBJECT: Approval of Resolution No. 1 to proceed with preparation of plans, specifications and cost estimate for a proposed Special Assessment District (SAD) for the financing of street improvements within the Vistas of Novi Planned Unit Development.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division *G Dm*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The City has received petitions from Meadowbrook Townhomes Condominium co-owners, Tollgate Ravines Condominium Association Board of Directors, and the owner of the Brownstones at the Vistas Apartments for the formation of a Special Assessment District (SAD) for the purpose of financing the reconstruction of Brownstone Drive, Hemingway Drive and Holmes Road for dedication to the City pursuant to the Vistas PUD Agreement and the corresponding site plans of the developments.

The Meadowbrook Townhomes, Tollgate Ravines, and Brownstones at the Vistas were constructed approximately 15 years ago prior to the adoption of Chapter 26.5 of the City of Novi Code under the terms and conditions of the Vistas of Novi PUD. Manchester is currently being developed. All three of the main roads at issue are required by the Vistas PUD Agreement and the corresponding site plans for each project to be constructed to public road standards and to be dedicated for public use and maintenance. Although the Vistas PUD Agreement requires that the developers of the projects post financial guarantees to ensure completion of the streets, no financial guarantees were ever posted. The PUD Agreement did not include specific requirements for the timing of completion and dedication of the streets. These streets were never physically completed, and the damages caused over time by heavy equipment during construction were never repaired, and the top courses of asphalt were not installed.

An Engineer's Opinion of Probable Cost was prepared approximately 2 years ago for the Vistas of Novi Public Street Completion. Excluding the eyebrow roadways off of Brownstone Drive, the approximate cost to reconstruct the roadways was estimated to be \$810,000 and is exclusive of design and inspection costs. Based on current costs, additional deterioration, and inclusion of design and inspection costs, the project may be in the \$1,000,000-\$1,200,000 range.

The attached map indicates the potential Special Assessment District limits. The portion of benefit received from each parcel will be assessed based on the actual and potential usage of the residents, emergency responders, and bussing and deliveries accessing the parcels via the streets to be reconstructed.

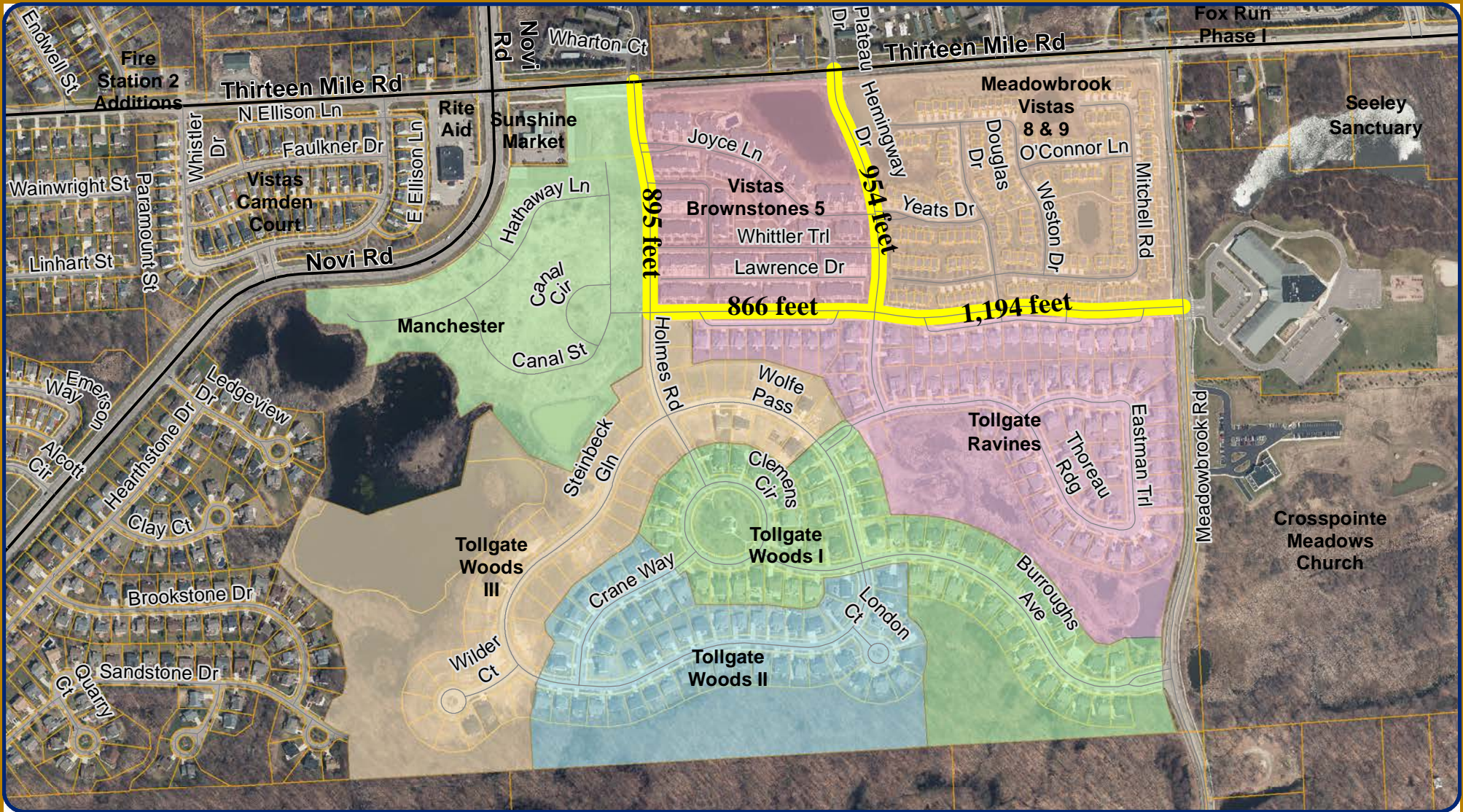
RECOMMENDED ACTION: Approval of Resolution No. 1 to proceed with preparation of plans, specifications and cost estimate for a proposed Special Assessment District (SAD) for the financing of street improvements within the Vistas of Novi Planned Unit Development.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

Potential Special Assessment District for Roads

Hemingway, Holmes and Brownstone



Map Author: T. Bridges
 Date: 12/12/2016
 Project:
 Version #:

Amended By:
 Date:
 Department:

MAP INTERPRETATION NOTICE
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

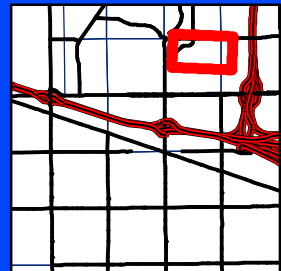
Map Legend

- Streets to be Dedicated

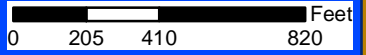
Private Project Development Status

Development Name

- Manchester
- Meadowbrook Townhouse
- Tollgate Ravines
- Tollgate Woods I
- Tollgate Woods II
- Tollgate Woods III
- Brownstones at the Vistas



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 Engineering Division
 Department of Public Services
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STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

VISTAS OF NOVI

SPECIAL ASSESSMENT DISTRICT NO. 179

**RESOLUTION TO PROCEED WITH PREPARATION OF PLANS,
SPECIFICATIONS, AND COST ESTIMATE FOR A PROPOSED
SPECIAL ASSESSMENT DISTRICT**

(Resolution No. 1)

RECITATIONS:

The City Council has received petitions requesting construction of the proposed improvement described below, and the establishment of a special assessment district to defray the cost of such improvement by special assessment against the benefited properties.

The proposed improvement (the "**Project**") includes repairs to and/or reconstruction of the base course of paving and utility infrastructure within the road right-of-way and the subsequent installation of the final wearing course of paving for the roadways consisting of approximately 895 lineal feet of Holmes Road, approximately 954 lineal feet of Hemmingway Drive and approximately 2060 lineal feet of Brownstone Drive located in Section 11 of the City which will provide a benefit to four hundred twenty-three (423) parcels which were included in the Vistas of Novi Planned Unit Development .

The City Council has reviewed the petition and desires to proceed with further review of the Project by having cost estimates and project plans prepared for the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The City Manager shall direct a registered professional engineer to prepare a preliminary plan for the Project, a cost estimate for the Project, an estimate of the life of the

Project, a description of the proposed special assessment district, and other pertinent information that will assist the City Council in determining whether to proceed with the Project, and to make a preliminary estimated cost, extent and necessity of the Project, including the portions to be paid by special assessments upon the properties that are especially benefited by the Project.

2. Upon completion, such information shall be filed with the Clerk along with the **City Manager's recommendations** with respect to the Project.

3. No contract or expenditure, except for the cost of preparing the necessary profiles, plans, designs, specifications and estimates of cost described above, shall be made for the Project, nor shall any improvements be commenced until the City Council confirms the special assessment roll to defray the costs of the Project.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

CERTIFICATION

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the City Council of the City of Novi at a meeting duly called and held on the ____ day of _____, 2016.

CITY OF NOVI

By _____
Cortney Hanson, Clerk