



MEMORANDUM

TO: Mayor Burch and City Council Members

FROM: Gregg Guetschow, City Manager

SUBJECT: Lansing Road Sidewalk Snow Removal Assessment

DATE: August 22, 2014

During the previous City Council meeting, the first special assessment resolution was approved related to the removal of snow from sidewalks along Lansing Road. As directed by that resolution, I have developed an estimate of costs associated with this program. These are shown for each property along the proposed snow removal route.

The costs are significantly higher than I had anticipated they would be both in terms of the total cost of removal for the season and in terms of the cost per parcel. This larger cost can be attributed to two factors. First, unlike downtown, it would be necessary to provide in the contract not only for the clearing of the sidewalks but also for the hauling away of the snow. Second, individual properties tend to have longer frontages in this snow removal area than in the downtown; as costs are apportioned based on this frontage, then, individual property owners would see larger assessments than in the downtown.

The most recent contract for the downtown resulted in assessments of \$2.00 per front foot with an average assessment of \$129.00. Many assessments fell in the range of \$40 to \$50. On the Lawrence Avenue/Lansing Road corridor, assessments are estimated to be \$4.00 per front foot and the average per parcel assessment would be \$530.00. It appears that there are more instances in this area, as compared to downtown, in which multiple parcels are owned by the same individual or organization so the average assessment per owner would be even higher.

The cost that I used for this analysis was an estimate and not based on formal bids. Actual costs could be lower but I would not expect them to be significantly lower. Even if actual costs were to be somewhat lower, I believe that it will be difficult to demonstrate convincingly to property owners the benefits to moving forward with this collaborative approach at this time.

It would be my recommendation that Council delay consideration of establishing a special assessment district for the upcoming snow removal season while we pursue stricter enforcement measures to achieve the same aim. The first step in such an effort would be to notify Lansing Road property owners and occupants of the ordinance requirements followed by inspections, warnings and, if necessary, City clearing of sidewalks with costs invoiced to property owners. We can evaluate the success of these efforts throughout the season and determine next spring whether another look at a special assessment district is warranted.

Should you wish to proceed further with the special assessment concept, I have attached the second resolution that would set a public hearing for the next Council meeting.

City of Charlotte
City Council
Resolution No. 2014-18

SPECIAL ASSESSMENT DISTRICT 2014-02 – RESOLUTION NO. 2

Councilmember _____ offered the following resolution and moved its adoption

WHEREAS, the City Council has ordered the City Manager to prepare a report for public improvement, more particularly hereinafter described:

Sidewalk snow removal for portions of Lawrence Avenue and Lansing Street

And, WHEREAS, the City Manager prepared said report and the same has been filed with the City Council as required by the Special Assessment Ordinance of the City of Charlotte and the council has reviewed said report.

NOW, THEREFORE BE IT RESOLVED THAT:

1. The plans and estimate of cost and the report of the City Manager for said public improvement shall be filed in the office of the City Clerk and shall be available for public examination.
2. The City Council tentatively determines that the Public Improvement hereinafter set forth is necessary.
3. The City Council hereby approves the estimate of cost of said public improvement to be \$37,105.22 for a period of one year and determines that 100 percent thereof shall be paid by special assessment imposed on the lots and parcels of land more particularly hereinafter set forth, which lots and parcels of land are hereby designated to be all of the lots and parcels of land to be benefited by said improvements and determines that none of the cost thereof shall be paid by the City at large.
4. The City Council hereby determines that the portion of the cost of said public improvement to be specially assessed shall be assessed in accordance with the benefits received.
5. The City Council shall meet at the Charlotte City Hall Council Chambers on Monday, September 8, 2014 at 7:00 p.m. for the purpose of hearing all persons to be affected by the proposed public improvement.
6. The City Clerk is hereby directed to cause notice of the time and place of the hearing to be published once in The County Journal, the official

newspaper of the City of Charlotte, not less than ten (10) days prior to the date of said hearing and shall further cause notice of said hearing to be sent by first class mail to each owner of property subject to assessment, as indicated by the records in the City Assessor's Office as shown on the general tax roll of the City, at least (10) full days before the time of said hearing, said notice to be mailed to the addresses shown on said general tax rolls of the City.

7. The notice of said hearing to be published and mailed shall be in substantially the following form:

NOTICE OF SPECIAL ASSESSMENT HEARING
CITY OF CHARLOTTE, MICHIGAN

TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

{Address of property}

TAKE NOTICE that the City Council intends to procure and provide the described public improvement: Sidewalk Snow Removal on Lawrence Avenue and Lansing Street.

The City Council intends to defray the cost of the above-described public improvement by special assessment against the above described property.

TAKE FURTHER NOTICE that the City Council has caused plans and an estimate of the cost and a report for the above described public improvement to be prepared and made by the City Manager and the same is on file with the City Clerk and available for public examination.

TAKE FURTHER NOTICE that the City Council will meet at the Charlotte City Hall Council Chambers, Charlotte, Michigan at 7:00 p.m. on Monday, September 8, 2014 for the purpose of hearing any person to be affected by the proposed public improvement.

Second by _____. Carried. _____ Yeas. _____ Nays .

Carrie Burch, Mayor

Ginger L. Terpstra, City Clerk

I, Ginger L. Terpstra, City Clerk of the City of Charlotte, hereby certify the foregoing to be a true and complete copy of a resolution adopted by the Charlotte City Council at a regular meeting held on Monday, August 25, 2014

Ginger L. Terpstra, City Clerk

PARCEL	OWNER		FRONT.	ASSMNT.
200-000-019-071-00	MIRADOR LLC	221 E LAWRENCE AVE	77.5	\$310.00
200-000-019-081-00	SHOOK STEPHEN B & SUSAN H	219 E LAWRENCE AVE	62.5	\$250.00
200-000-019-101-00	SHAULL MARJORIE L TRUST	209 E LAWRENCE AVE	39	\$156.00
200-000-019-111-00	MCNAMARA ROSALBA	205 E LAWRENCE AVE	60	\$240.00
200-000-020-070-00	COOK CHARLES E & SHARON A TRUST	319 E LAWRENCE AVE	55	\$220.00
200-000-020-081-00	BLY HELEN/ FAIN	317 E LAWRENCE AVE	50	\$200.00
200-000-020-091-00	ROOT PAUL E	311 E LAWRENCE AVE	50	\$200.00
200-000-020-100-00	KING AMANDA	301 E LAWRENCE AVE	140	\$560.00
200-000-021-010-00	BEARUP RICHARD S & JUDY J	302 E LAWRENCE AVE	70	\$280.00
200-000-021-030-00	LATHROP DAVID L II	306 E LAWRENCE AVE	70	\$280.00
200-000-021-040-00	MONROE EDWARD D/BETH A	312 E LAWRENCE AVE	73	\$292.00
200-000-021-050-00	LISON ERIC EDWARD / SUSAN ELLEN	320 E LAWRENCE AVE	89.5	\$358.00
200-000-022-010-00	LAWRENCE AVE UNITED METHODIST	210 E LAWRENCE AVE	200	\$800.00
200-000-022-050-00	LAWRENCE AVE UNITED METHODIST	218 E LAWRENCE AVE	40	\$160.00
200-000-022-060-00	LAWRENCE AVE UNITED METHODIST	E LAWRENCE AVE	40	\$160.00
200-007-300-040-02	LEISURE TEE LLC	681 LANSING ST	540	\$2,160.00
200-007-300-570-00	CITY OF CHARLOTTE	300 LANSING ST	53	\$212.00
200-007-400-021-00	MAPLE CITY POST NO 2406 V F W	695 LANSING ST	291.01	\$1,164.04
200-007-400-040-00	EMRO MARKETING COMPANY	687 LANSING ST	201	\$804.00
200-007-400-062-00	COUNTRY CLUB MANOR	539 LANSING ST	205.95	\$823.80
200-007-400-081-00	BUTTERNUT CREEK PRESERVATION LTD	535 LANSING ST	238	\$952.00
200-007-400-109-01	CITY OF CHARLOTTE	LANSING ST	118	\$472.00
200-007-400-122-01	ATLAS PROPERTIES	430 LANSING ST	371.5	\$1,486.00
200-007-400-125-00	HOWARD SUSAN M/HENZI	530 Lansing Road	250	\$1,000.00
200-007-400-131-01	CHARLOTTE PLAZA ASSOCIATES	515 LANSING ST	330.63	\$1,322.52
200-007-400-131-02	O'REILLY AUTO	507 LANSING ST	128	\$512.00
200-007-400-140-00	CNL APF PARTNERS LP	503 LANSING ST	92	\$368.00
200-007-400-151-00	KELSEY JEANNE C	403 LANSING ST	334.36	\$1,337.44
200-007-400-181-01	DIONISE INVESTMENTS	329 LANSING ST	180	\$720.00
200-007-400-200-01	MICHIGAN PIZZA HUT INC	325 LANSING ST	109.99	\$439.96
200-007-400-205-01	WESTGATE PLAZA INC	315 LANSING ST	165	\$660.00
200-007-400-211-01	DAVID J STANTON & ASSOC INC	310 LANSING ST	214.9	\$859.60
200-007-400-230-01	STANTON & ASSOCIATES INC	318 LANSING ST	65	\$260.00
200-007-400-240-01	SEED INVESTMENTS LLC	320 LANSING ST	50	\$200.00
200-007-400-250-02	FIFTH THIRD BANK	328 LANSING ST	236.79	\$947.16
200-007-400-261-01	GOODWILL INDUSTRIES OF CENTRAL MI	350 LANSING ST	78	\$312.00
200-007-400-271-01	ATLAS PROPERTIES	LANSING ST	84.7	\$338.80
200-007-400-280-00	MARTIS JOHN D & DAUNE F	400 LANSING ST	131	\$524.00
200-007-400-290-00	MDC OF ALBION LLC	424 LANSING ST	219	\$876.00
200-007-400-301-00	PRAISE 180 LLC	504 LANSING ST	100	\$400.00
200-018-100-010-01	FIRST OF AMERICA-CENTRAL PROP.	226 LANSING ST	93	\$372.00
200-018-100-022-01	WILLIAM F ALFORD CO INC	222 LANSING ST	120	\$480.00
200-018-100-030-00	SHINER HOLDINGS LLC	130 LANSING ST	99.1	\$396.40
200-018-100-040-00	MILLER STEVEN & SANDRA SCHIAN	122 LANSING ST	133.5	\$534.00
200-018-100-050-00	CHARLOTTE EAGLES NO 3552	LANSING ST	50	\$200.00
200-018-100-080-00	CHARLOTTE EAGLES AERIE 3552	116 LANSING ST	27	\$108.00

PARCEL	OWNER		FRONT.	ASSMNT.
200-018-100-090-01	ARCP AACLTMI001 LLC	106 LANSING ST	82.5	\$330.00
200-018-100-110-00	WOLF PAUL R & TAMARA D	101 PLEASANT ST	27.25	\$109.00
200-044-001-014-01	OSBORN BUSINESS LEASING LC	218 LANSING ST	176	\$704.00
200-044-001-063-01	GALEN PROPERTIES LLC	214 LANSING ST	200	\$800.00
200-044-002-061-01	F O E CHARLOTTE AERIE #3552	116 LANSING ST	88	\$352.00
200-044-002-091-00	ARCP AACLTMI001 LLC	LANSING ST	6	\$24.00
200-051-000-010-00	BENNETT DAVID R & JULIE L	330 E LAWRENCE AVE	120	\$480.00
200-068-602-102-01	C.I.R.A. LIMITED PARTNERSHIP	313 LANSING ST	100	\$400.00
200-068-602-122-01	CICORELLI JAMES M TRUST	311 LANSING ST	52.57	\$210.28
200-077-600-010-00	WALSH KENNETH E & MARILYN M	327 E LAWRENCE AVE	80	\$320.00
200-077-600-024-01	CAN DO PROPERTIES LLC	331 E LAWRENCE AVE	123	\$492.00
200-077-600-028-01	CAN DO PROPERTIES LLC	333 E LAWRENCE AVE	173	\$692.00
200-077-600-030-01	HAYES GREEN BEACH MEMORIAL HOS	321 E HARRIS AVE	111.375	\$445.50
200-077-600-050-00	HAYES-GREEN-BEACH HOSPITAL	109 LANSING ST	181.5	\$726.00
200-077-600-056-01	HAYES-GREEN BEACH MEM HOSPITAL	111 LANSING ST	226.5	\$906.00
200-077-600-070-03	INDEPENDENT BANK SOUTH MI	129 LANSING ST	225	\$900.00
200-077-600-081-03	FRANCHISE REALTY INTERSTATE CORP	207 LANSING ST	170	\$680.00
200-077-600-096-01	MCDONALDS USA LLC	211 LANSING ST	108.43	\$433.72
200-077-600-103-01	219 LANSING RD LLC	219 LANSING ST	97.25	\$389.00
200-077-600-104-01	219 LANSING ROAD LLC	221 LANSING ST	59	\$236.00
200-077-600-112-01	DC ENTERPRISES LLC	223 LANSING ST	81	\$324.00
200-080-500-011-00	JACKSON DAVID M/ JACKSON	60 N CLINTON TRAIL	184.8	\$739.20
200-080-500-032-00	JACKSON DAVID/ DAVID II	332 E LAWRENCE AVE	148.2	\$592.80
000-000-000-000-00	CITY OF CHARLOTTE-ALLEY	E LAWRENCE AVE	28	\$112.00
		TOTAL FRONTAGE	9276.305	\$37,105.22