

SPECIAL MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

May 23, 2017

The Council convened at 7:16 P.M., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham, Bazzy, O'Donnell, Sareini, Shooshanian, Tafelski and President of the Council Dabaja. Absent: None. A quorum being present, the Council was declared in session.

DATE : April 26, 2017
TO : City Clerk
FROM : City Council
SUBJECT : Special Council Meeting

You are hereby requested to call a Special Meeting of the City Council to be held on Tuesday, May 23, 2017 at 7:15 P.M. in the Council Chambers of the Dearborn Administrative Center for the following purposes:

1. To conduct a Public Hearing to consider and take action regarding the creation of Special Assessment District No. 872 (SAD 872) - Wagner Court Street District, and
2. To consider such other items of business that may properly come before the Council in relation to the above subject matters.

S/Brian C. O'Donnell
Councilmember

S/David Bazzy
Councilmember

By Sareini supported by O'Donnell.

5-248-17. RESOLVED: That the Public Hearing to discuss the creation of Special Assessment District No. 872 (SAD 872) - Wagner Court Street District be and is hereby terminated.

The resolution was unanimously adopted.

By Sareini supported by O'Donnell.

5-249-17. WHEREAS: The Department of Assessment requested a public hearing for the creation of Special Assessment District No. 872 for the public purpose of street repaving in the Wagner Court Street District with repayment of cost potentially extended over ten annual one-year periods to be levied against each benefitting household, and

WHEREAS: The potentially annual payment periods are from January 1, 2018 through December 31, 2027 with a seven percent annual interest rate charged against the unpaid balance per household, and

WHEREAS: City Council held a public hearing on Tuesday, May 23, 2017 in the Council Chambers, Dearborn Administrative Center, 16901 Michigan Avenue, at 7:15 p.m. for the creation of Special Assessment District No. 872 for the public purpose of street repaving, and

WHEREAS: The legal description of the properties included in Special Assessment District No. 872 is as follows:

THAT PART OF E 1/2 OF LOT 119 & W 1/2 OF LOT 120 DETROIT ARSENAL GROUND SUB DESC AS COMM AT SE CORN OF SAID LOT 120 TH N 17-00-00 W 305.50 FT ALG E L OF LOT 120 & S 73-00-00 W 78.00 FT & N 17-00-00 W 4.50 FT TO A PT OF CURVE TH ALG A TANG CUR TO L CENT ANG BEING 30-02-23 RAD 72.00 FT ARC DIST 37.75 FT CHORD BEAR N 32-01-11 W 37.32 FT TO PT OF REVERSE CURVE TH ALG A CURVE TO R CENT ANG 30-02-23 RAD 91.80 FT ARC 48.13 FT CHORD BEAR N 32-01-02 W 47.58 FT TO P.O.B. TH S 73-00-00 W 180.00 FT TH N 17-00-00 W 123.13 FT TH N 26-49-48 E 115.52 FT TH N 86-42-43 E 102.93 FT TH S 17-00-00 E 182.07 FT TO P.O.B. .749 ACRES M OR L; AND

E 78 FT OF N 65.5 FT OF S 305.5 FT OF LOT 120 DETROIT ARSENAL GROUNDS; AND

N 92.9 FT OF THE S 304.9 FT OF THE W 100 FT OF LOT 120 DETROIT ARSENAL GROUNDS, CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN SUBJECT TO EASEMENTS OVER THE N 12.9 FT THEREOF; AND

E 89 FT OF N 60 FT OF S 240 FT OF LOT 120 & E 89 FT OF N 51 FT OF S 180 FT OF LOT 120 & W 95 FT OF N 48 FT OF LOT 121 EXCEPT N 48 FT OF E 67 FT OF W 95 FT OF W 1/2 OF LOT 121 DETROIT ARSENAL GROUNDS; AND

W 110 FT OF N 72 FT OF S 212 FT OF LOT 120 (E 10 FT OF THIS PARCEL IS IN PRIVATE COURT) DETROIT ARSENAL GROUNDS; AND

N 65 FT OF S 140 FT OF W 111 FT OF LOT 120 (E 11 FT OF THIS PARCEL IS IN PRIVATE CT) DETROIT ARSENAL GROUNDS; AND

E 78 FT OF N 62 FT OF S 129 FT OF LOT 120 & W 28 FT OF N 62 FT OF S 129 FT OF LOT 121 DETROIT ARSENAL GROUNDS; AND

W 100 FT OF S 75 FT OF LOT 120 DETROIT ARSENAL GROUNDS; AND

E 78 FT OF S 67 FT OF LOT 120 & W 28 FT OF S 67 FT OF LOT 121 DETROIT ARSENAL GROUNDS; AND

THAT PART OF E 1/2 OF LOT 119 & W 1/2 OF LOT 120 DETROIT ARSENAL GROUND SUB DESC AS COMM AT SE CORN OF SAID LOT 120 TH N 17-00-00 W 305.50 FT ALG E L OF LOT 120 & S 73-00-00 W 78.00 FT & N 17-00-00 W 4.50 FT TO P.O.B. TH ALG TANG CUR TO L CENT ANG 30-02-23 RAD 72.00 FT ARC DIST 37.75 FT CHORD BEAR N 32-01-11 W 37.32 FT TO A PT OF REVERSE CURVE TH ALG CUR TO R CENT ANG 30-02-23 RAD 91.80 FT ARC DIST 48.13 FT CHORD BEAR N 32-01-02 W 47.58 FT TH S 73-00-00 W 22.00 FT TH ALG CUR TO L CENT ANG 30-02-23 RAD OF 113.80 FT ARC DIST 59.66 FT CHORD BEAR S 32-01-04 E 58.98 FT TO PT OF REVERSE CURVE TH ALG CUR TO R CENT ANG 30-02-23 RAD 50.00 FT ARC DIST 26.21 CHORD BEARS 32-01-11 E 25.91 FT TH N 73-00-00 E 22.00 FT TO P.O.B. CONT .043 ACRES; AND

THAT PART OF E 1/2 OF LOT 119 & W 1/2 OF LOT 120 DETROIT ARSENAL GROUND SUB DESC AS COMM AT SE CORN OF SAID LOT 120 TH N 17-00-00 W 305.50 FT ALG E L OF LOT 120 TO P.O.B. TH S 73-00-00 W 78.00 FT TH N 17-00-00 W 78.00 FT TH N 17-00-00 W 4.50 FT TO A PT OF TANGENT CURVE TH ALG CUR TO L WITH CENT ANG 30-02-23 RAD OF CURV 72.00 FT ARC DIST OF 37.75 FT CHORD BEAR N 32-01-11 W 37.32 FT TO A PT OF REVERSE CURVE TH ALG CUR TO R CENT ANG 30-02-23 RAD OF CURVE 91.80 FT ARC DIST 48.13 FT CHORD BEARS N 32-01-02 W 47.58 FT TH N 17-00-00 W 182.06 FT TH N 86-42-43 E 102.93 FT TH S 17-00-00 E 244.17 FT TO THE P.O.B. CONT .566 ACRES; AND

PART OF LOTS 119 & 120, DETROIT ARSENAL GROUNDS, T2S-R10E, CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE S. E. CORNER OF SAID LOT 120, THENCE N, 17-00-00 W 305.50 FT ALONG THE E LINE OF LOT 120; THENCE S 73-00-00 W 78 FT THENCE N 17-00-00 W 4.50 FT THENCE S 73-00-00 W 22.00 FT TO THE POINT OF BEGINNING; THENCE S 17-00-00 E 5.10 FT THENCE S 73-00-00 W 200.00 FT THENCE N 17-00-00 W 189.40 FT THENCE N 26-49-48 E 28.88 FT THE NCE S 17-00-00 E 123.13 FT THENCE N 73-00-00 E 158.00 FT THENCE ALONG A CURVE CONCAVE TO THE EAST WITH A CENTRAL ANGLE OF 30-02-23 RADUIS OF 113.80 FT CHORD BEARS S 32-01-04 E 58.98 FT AN ARC DISTANCE OF 59.66 FT TO A POINT OF REVERSE CURVE THENCE ALONG A CURVE CONCAVE TO THE WEST CENTRAL ANGLE OF 30-02-23 RADIUS OF 50.0 FT CHORD BEARS S 32-01-11 E 25.91 FT AN ARC DISTANCE OF 26.21 FT TO THE POINT OF BEGINNING;

therefore be it

RESOLVED: That City Council hereby establishes Special Assessment District No. 872 for the public purpose of street repaving in the Wagner Court Street District as submitted by the Assessor for the City of Dearborn; be it further

RESOLVED: That to insure the timely implementation of the provisions of this resolution, it is hereby given immediate effect.

The resolution was unanimously adopted.

By Tafelski supported by Shooshanian.

5-250-17. WHEREAS: Council Resolution No. 5-249-17 created Special Assessment District No. 872, and

WHEREAS: The Department of Assessment will prepare Special Assessment Roll No. 872 for the purpose of street repaving for household properties in the Wagner Court Street District, and

WHEREAS: The Department of Assessment requested a public hearing for the distribution of costs of Special Assessment District No. 872 for the purpose of street repaving for household properties in the Wagner Court Street District for a potential ten-year period, and

WHEREAS: The full or partial annual payment periods will be scheduled to commence January 1, 2018 and continuing through December 31, 2027 with a seven percent annual interest rate charged against the unpaid balance per household, and

WHEREAS: The Assessor will certify the Special Assessment Roll based on a pro-rata share of cost according to the benefit to be derived by affected property owners, and

WHEREAS: The Special Assessment Roll No. 872 will be available for public inspection in the City Clerk's Office on Wednesday, May 24, 2017; therefore be it

RESOLVED: That the City Council shall meet on Tuesday, June 13, 2017 at 7:15 p.m. in the Council Chambers of the Dearborn Administrative Center, 16901 Michigan Avenue to review and to hear objections to Special Assessment Roll No. 872; be it further

RESOLVED: That Special Assessment Roll No. 872 was prepared for the purpose of street repaving for household properties in the Wagner Court Street District for a potential ten-year period.

RESOLVED: That said roll is hereby ordered to be filed by the Assessor in the office of the City Clerk for public inspection during regular business hours; be it further

RESOLVED: That the City Clerk is hereby authorized and directed to publish a copy of the following "Notice of Hearing" in the official newspaper for the City of Dearborn in accordance with Section 15.2 of the City Charter and by mailing at least 15 days prior to the hearing to affected property owners:

NOTICE OF HEARING

CONFIRMATION OF SPECIAL ASSESSMENT ROLL No. 872
(Wagner Court Street District)

The Dearborn City Council will hold a public hearing at a special meeting on Tuesday, June 13, 2017 at 7:15 p.m. in the Council Chambers of the Dearborn Administrative Center, 16901 Michigan Avenue, for the confirmation of Special Assessment Roll No. 872. The public purpose is for distribution of costs of Special Assessment District No. 872 for the purpose of street repaving for household properties in the Wagner Court Street District for a potential ten-year period. The annual payment periods are to commence from January 1, 2018 through December 31, 2027 with a seven percent annual interest rate charged against the unpaid balance per household.

A notice has been sent to the owner of each household property located within Special Assessment District No. 872 by mail at least 15 days prior to the public hearing. The proposed Special Assessment Roll No. 872 is available for public inspection at the City Clerk's Office. Any persons having objections to the distribution of costs within the special assessment district must either attend the hearing or file their objections in writing with the City Clerk prior to the hearing date.

The owner or any person having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within 35 days after the confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the roll.

Individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate in this meeting should contact the City Clerk at 943-2010 or the TDD at 943-2074. Reasonable advance notice is required.

Lola Isiminger
Acting City Clerk

be it further

RESOLVED: That notice of said meeting be published in the official newspaper of the City as soon as possible in the interest of informing the largest number of members of the public, and be it further

RESOLVED: That to insure the timely implementation of the provisions of this resolution, it is hereby given immediate effect.

The resolution was unanimously adopted.

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 7:23 P.M.

APPROVED:

President of the Council

ATTESTED:

Acting City Clerk