

**RESOLUTION NO 21-08**

**CITY OF ST. CLAIR  
COUNTY OF ST. CLAIR, MICHIGAN**

**A RESOLUTION APPROVING THE ACCEPTANCE AND IMPROVEMENT BY SPECIAL ASSESSMENT OF PRIVATE ROADS WITHIN THE WOODLAND ESTATES CONDOMINIUM DEVELOPMENT CONSISTENT WITH THE RECOMMENDATIONS OF THE CITY SUPERINTENDENT AS TO PLANS, SPECIFICATIONS, SPECIAL ASSESSMENT DISTRICT, AND COST ESTIMATES; AND DIRECTING THE ASSESSOR TO PREPARE AND REPORT A SPECIAL ASSESSMENT ROLL IN ACCORDANCE WITH SAME FOR CONFIRMATION BY CITY COUNCIL AS REQUIRED BY CODE SECTION 46-12.**

**A RESOLUTION** of the City Council of the City of St. Clair adopted at a regular meeting of said Council held at City Hall located at 547 N. Carney Drive, St. Clair, Michigan, on the 1<sup>st</sup> day of March, 2021 at 7:00 PM.

**WHEREAS**, the City Superintendent has previously presented a report to City Council pursuant to Section 46-5 of the City Code recommending the investigation of the acquisition and improvement by special assessment of private roads within the Woodland Estates Condominium Development; and

**WHEREAS**, the City Council has previously determined that, if accepted as public roads, there is a need for their improvement; to wit, pulverize and reshape existing asphalt base material and place a new asphalt cross section with a two percent (2%) cross-slope for all roads; adjust all drainage structures to final elevations; remove and replace deteriorated concrete curb and gutter; and improve sidewalk ramps to meet current ADA guidelines; and

**WHEREAS**, the City Council has previously determined that sixty percent (60%) of the cost of said improvement shall be paid by special assessment; that all properties within the Woodland Estates Condominium Development shall benefit from the improvement by having the roads completed, drains repaired, and roads maintained by the City; and that each property owner shall be assessed an equal portion on a per parcel basis; and

**WHEREAS**, the City Council has previously determined that the City shall contribute forty percent (40%) to the project should it decide to accept the private roads; and

**WHEREAS**, the City Superintendent's report and the supporting documentation on which it relied was previously placed on file at the office of the City Clerk for examination by members of the public; and

**WHEREAS**, a duly-noticed public hearing has been conducted on these issues;

**NOW, THEREFORE**, it is hereby **RESOLVED** by the City Council of St. Clair, County of St. Clair, State of Michigan, as follows:

1. That the heretofore private roads of the Woodland Estates Condominium Development are hereby accepted as public roads.
2. That the roads of the Woodland Estates Condominium Development require improvement by special assessment as authorized by Chapter 46 of the City Code of Ordinances.

3. That the required improvements consist of pulverizing and reshaping existing asphalt base material and placing a new asphalt cross section with a two percent (2%) cross-slope for all roads; adjusting all drainage structures to final elevations; removing and replacing deteriorated concrete curb and gutter; and improve sidewalk ramps to meet current ADA guidelines;
4. That all properties within the Woodland Estates Condominium Development shall benefit from the improvement by having the roads completed, drains repaired, and roads maintained by the City; and that each property owner shall be assessed an equal portion of the total cost on a per parcel basis.
5. That the total cost of the project is estimated to be \$210,548.48 and shall be split 60%-40%, with the private property owners bearing 60% of the cost via special assessment and the City bearing 40% of the cost.
6. That the length of the special assessment shall be for 15 years on the winter tax bills of those properties included on the special assessment roll.
7. That the City Assessor shall prepare a special assessment roll in accordance with this Resolution and shall report such special assessment roll to City Council for confirmation once completed.

#### **RESOLUTION DECLARED ADOPTED**

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Bill Cedar, Jr., Mayor  
City of St. Clair, Michigan

#### **CERTIFICATION**

The foregoing is a true and complete copy of a Resolution adopted by the City Council in the City of St. Clair, St. Clair County, Michigan at a regular meeting held on the 1<sup>st</sup> day of March, 2021. Public Notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of 1976, and the Minutes of said meeting were kept and will be or have been made available as required by said Act.

Members Present: Cedar, Kindsvater, Klieman, LaPorte, McCartney, Volz  
Members Absent: Kuffa

It was moved by Member McCartney and supported by Member LaPorte to adopt the Resolution.

Members Voting "Yes": Kindsvater, Klieman, LaPorte, McCartney, Volz, Cedar  
Members Voting "No": None

The Resolution was declared adopted by the Mayor and has been recorded in the Resolution Book.

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Annette Sturdy, City Clerk  
City of St. Clair, Michigan