



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: May 12, 2025

TOPIC Hearing on Proposed Special Assessment Roll – Sidewalk Improvement Program (SWIP) 2025 District #1

BACKGROUND BRIEF:

Village Council is scheduled to make final corrections and confirm the Sidewalk Improvement Program (SWIP) 2025 District #1 special assessment roll. The Assessor revised the special assessment roll as directed by Council on April 28 after the conduct of a public hearing. The revised special assessment roll based on the unit prices contained in the low bid. Attached is the revised special assessment roll.

The SWIP 2025 District #1 Project involves the removal and replacement of deficient sidewalk slabs abutting 45 properties within the district, with the property owners responsible for the costs associated with the improvements. In addition, sidewalk handicapped accessible ramps will be removed and replaced at two street intersection locations. The Village will the cost for those ramps. The Village will also be paying the cost for the sidewalk damage done by a utility company a couple years ago at 59 N. Washington, as well as the difference in cost for the sidewalk abutting 47 E. Flint Street on one side and the Village street parking on the other, since the additional cost is associated with required additional material to bumper vehicles from the sidewalk. The 59 N. Washington property needs to be removed from the special assessment roll. Furthermore, the property owner of 505 E. Flint Street requested to be removed from the Village's improvement program so that he can complete his sidewalk repairs himself. The property owner will need to complete the repairs and inspections of this sidewalk prior to the commencement of the Village's project to ensure that the work is completed this year either by the property owner or the Village contractor.

Costs of sidewalks abutting private property will be specially assessed against those benefitting properties, with special assessments to be spread over three years in \$500 increments. The balance of assessments not paid in full in the first year will be subject to interest at a rate of 6% per annum. Property owners may pay their assessments in full by the 2025 summer tax due date and incur no interest costs. Property owners may also opt out of the Village's improvement program by notifying the Village in writing by April 28, 2025, and completing the repairs themselves in accordance with Village engineering design and construction standards by the deadline established by the Village but will need to pull and pay for individual permits and arrange and pay for inspections.

The revised proposed special assessment roll and proposed resolution are attached. The resolution includes the necessary corrections that are needed.

SUMMARY OF PREVIOUS COUNCIL ACTION:

01/27/2025 – Council adopted the Village of Lake Orion Sidewalk Improvement Program Policy as presented and authorized Village Administration to begin work on the preparation of the FY 2025-26 sidewalk improvement project and special assessment processes as outlined in the Village Manager's project schedule. Council also adopted the resolution setting a needs public hearing on proposed sidewalk improvements to the Village of Lake Orion Sidewalk Improvement Program District #1 and directed the Village Clerk to publish and mail a notice of the same to affected real property owners.

02/10/2025 – Council adopted a finding that the public convenience or necessity requires that the Sidewalk Improvement Program District #1 as proposed by the Department of Public Works shall be considered for improvement and directed the Village Manager to file with the Village Clerk an estimate in writing showing the number of square feet of sidewalk required to be built or rebuilt adjacent to each lot or parcel or parcels of land.

02/24/2025 – Council accepted the report from Administration detailing the estimated costs for Sidewalk Improvement Program (SWIP) District #1 showing the number of square feet of sidewalk required to be built or rebuilt adjacent to each lot or parcel or parcels of land that will be subject to special assessment; and directed the Village Manager to prepare bid specifications and contract documents and to proceed to competitively bid the District #1 sidewalk improvement project, with bid results to be presented to Council for consideration for further action.

03/24/2025 – Council directed the Assessor to prepare the proposed special assessment roll for the 2025 Sidewalk Improvement Program – District #1 utilizing the unit costs contained in low bid #3 from JS Development LLC for the purpose of calculating the proposed special assessments for each parcel. Council also scheduled a public hearing on the proposed special assessment roll for 2025 Sidewalk Improvement Program (SWIP) – District #1 for Monday, April 28, 2025, at 7:30 PM, and directed the Village Clerk to publish and mail the required notices regarding the same.

04/28/2025 – Council conducted a public hearing on the proposed special assessment roll and directed the Assessor to correct the Sidewalk Improvement Program (SWIP) 2025 – District #1 proposed special assessment roll utilizing the low bid unit costs submitted by Santos Concrete 1, Inc., of Lincoln Park, Michigan, for consideration for confirmation by the Village Council at its May 12, 2025, regular meeting.

FINANCIAL IMPACT:

The total contract price for the sidewalk improvements will be up to \$17,607.00. The Village's share of the cost is \$2,496, which includes the sidewalk ramps, the additional cost for concrete bumper at 47 E. Flint, and the repairs at 59 N. Washington. The 59 N. Washington property will be removed from the special assessment roll. The property owner of 505 E. Flint opted out of the Village's improvement program by notifying the Village in writing by April 28, 2025. This property will be removed from the special assessment roll and contract, and the property owner will complete the repairs themselves in accordance with Village engineering design and construction standards by the deadline established by the Village but will need to pull and pay for individual permits and arrange and pay for inspections. The remaining \$15,178.00 will be specially assessed against benefitting properties, with special assessments to be spread over three years in \$500 increments. The balance of assessments not paid in

full in the first year will be subject to interest at a rate of 6% per annum. Property owners may pay their assessments in full by the 2025 summer tax due date and incur no interest costs.

RECOMMENDED MOTION:

To adopt the resolution determining to proceed with the 2025 Sidewalk Improvement Program District #1 Project to be defrayed by special assessment; correcting and confirming the special assessment roll therefor; and directing the placement of the special assessments on the Village of Lake Orion tax roll for collection.