



**CITY of NOVI CITY COUNCIL**

**Agenda Item F**  
**May 7, 2012**

**SUBJECT:** Approval of Revised Resolution No. 5 for Special Assessment District No. 176 (Woodham Road Water Main Extension) approving the revised special assessment roll and authorizing construction of the project – (10% reduction in project cost).

**SUBMITTING DEPARTMENT:** Department of Public Services, Engineering Division *RW BLC*

**CITY MANAGER APPROVAL:** *[Signature]*

**BACKGROUND INFORMATION:**

Special Assessment District 176 was initiated by a formal petition signed by eight of the nine property owners in the proposed district to finance the construction of a water main extension to provide City water to nine homes along Woodham Road in the Echo Valley Estates subdivision. (See attached location map)

Resolution No. 5 approves and confirms the special assessment roll to be paid by the nine properties within the district, sets the term of the assessment for 20 years, sets the interest rate for the assessment at 6% per year, and provides authorization to proceed with the construction of the project.

Resolution No. 5 was originally approved by City Council on April 9, 2012. An estimated project cost of \$119,961 was used to prepare the special assessment roll, which represents an assessment of \$13,329 per parcel. Subsequently, construction bids were received and the project cost incorporating the low bidder was reduced by approximately 10%. The City Assessor has spread the roll based on the revised project estimate amount of \$107,442, resulting in a revised assessment of \$11,938 per parcel (revised special assessment roll, attached). Therefore, staff is presenting Revised Resolutions 3 and 5 for the special assessment district for consideration by City Council to reduce the parcel assessments based on the revised project costs.

Approval of an Revised Resolution No. 3, the construction award, and construction phase engineering award is being considered elsewhere on this agenda. It is anticipated that the construction of the project will begin this spring and be completed this construction season.

**RECOMMENDED ACTION:** Approval of Revised Resolution No. 5 for Special Assessment District No. 176 (Woodham Road Water Main Extension) approving the revised special assessment roll and authorizing construction of the project – (10% reduction in project cost).

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

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

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

**WOODHAM ROAD  
WATER MAIN EXTENSION**

SPECIAL ASSESSMENT DISTRICT NO. 176

**RESOLUTION CONFIRMING ASSESSMENT ROLL**

(Revised Resolution No. 5)

RECITATIONS:

The City has considered construction of the proposed improvement described below (the "**Project**"), and has requested the establishment of a special assessment district to finance and defray the cost of the Project.

The Project is further described in Exhibit A.

The Project is intended to especially benefit properties identified in the special assessment district attached to this Resolution, which shall be designated Special Assessment District No. **176** (the "**District**").

The City Council, after a public hearing, approved the cost of the Project in the amount of **\$107,442.00**, and approved the District as the special assessment district against which one hundred (100%) percent of the cost of the Project shall be assessed.

In accordance with the direction of the City Council, the City Assessor has prepared a special assessment roll allocating the total cost of the Project to the properties within the District according to law and the directions of City Council, and the Assessor has filed such roll with the City Clerk.

A public hearing on the special assessment roll was set and duly noticed according to law for the purpose of hearing objections with respect to the assessment roll.

The public hearing was conducted in accordance with the notice.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The City Council has determined that it is satisfied with the special assessment roll; that the proposed assessments are in proportion to the benefits received or to be received as a result of the Project; and that it would be appropriate to approve and confirm the special assessment roll and proceed with the Project.

2. The special assessment roll for Special Assessment District No. 176 in the amount of \$107,442.00 shall be and is hereby adopted and confirmed.

3. The City Clerk is directed to endorse on the special assessment roll the date of this confirmation, which shall be final and conclusive for the purpose of the Project unless the special assessment is contested in the State Tax Tribunal within the time and manner provided by ordinance and state law.

4. The special assessment against any property as made on the roll, or any part of such special assessment, may be paid in full on or before July 1, 2012 (the "**Cash Payment Date**").

5. All amounts of an assessment not paid on or before the Cash Payment Date shall be assessed against each property in the District in approximately 20 equal installments, the first of which shall be due and payable on July 1, 2012, the second of which shall be due and payable on July 1, 2013, and all subsequent installments shall be due and payable successively in intervals of 12 months from the due date of the second installment.

6. Any portion of an assessment that has not been paid on or before the Cash Payment Date shall bear interest until paid from July 1, 2012, at a rate equal to six (6) percent per annum prior

to the date of issuance of bonds in anticipation of the collection of such assessments, and on and after such date of bond issuance at a rate equal to one percent above the average net rate of interest borne by such bonds. Interest shall be due on the due date of the principal assessment installment payments, as noted above, commencing on the date the first assessment payment is due, as stated above. If any installment is not paid when due, the installment shall be deemed to be delinquent and a penalty shall be collected at the rate of one percent for each month or fraction of a month that the installment remains unpaid before being reported to the City Council for reassessment upon the City tax roll.

7. The City Clerk is directed to attach her warrant as required by law to the roll and to direct the roll, with her warrant attached, to the City Treasurer.

8. The City Treasurer shall collect the special assessments in accordance with the terms of this Resolution, the warrant and the statutes of the State of Michigan.

9. On the first day of September following the date when the installment shall become due, the City Treasurer shall submit to the City Council a delinquent special assessment roll for reassessment on the annual City tax roll.

10. All or any part of the unpaid assessment may be paid at any time with interest accrued through the month in which the payment is made.

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 7<sup>th</sup> day of May, 2012.

**CITY OF NOVI**

BY: \_\_\_\_\_  
MARYANNE CORNELIUS, CLERK

SPECIAL ASSESSMENT DISTRICT NO. 176

50-22-29-203-011

50-22-29-203-012

50-22-29-203-013

50-22-29-203-014

50-22-29-203-019

50-22-29-204-002

50-22-29-204-003

50-22-29-204-004

50-22-29-204-005

## **EXHIBIT A**

### **SAD 176 WOODHAM ROAD WATER MAIN EXTENSION**

The construction of approximately 525 feet of 8" WATER MAIN and related facilities and improvements in Section 29 which will provide a direct benefit to nine parcels in Echo Valley Estates along a portion of Woodham Road.



**SPECIAL ASSESSMENT DISTRICT  
#176  
WATER MAIN IMPROVEMENTS  
CERTIFICATE OF ASSESSOR**

I, THE UNDERSIGNED, D. GLENN LEMMON, DO HEREBY CERTIFY AND REPORT THAT THE FOLLOWING SPECIAL ASSESSMENT ROLL, AND THE ASSESSMENT MADE BY ME PURSUANT TO RESOLUTION NO. 3 OF THE COUNCIL OF THE CITY OF NOVI, ADOPTED ON THE 21<sup>ST</sup> DAY OF FEBRUARY A.D., 2012, FOR THE PURPOSE OF PAYING THAT PART OF THE COST WHICH THE COUNCIL DECIDED SHOULD BE PAID AND BORNE BY SPECIAL ASSESSMENT FOR THOSE PROPERTIES LOCATED IN THE CITY OF NOVI FOR THE PURPOSE OF WATER MAIN IMPROVEMENTS ON WOODHAM ROAD IN ECHO VALLEY SUBDIVISION, THAT IN MAKING SUCH ASSESSMENT I HAVE, AS NEAR AS MAY BE, ACCORDING TO MY BEST JUDGEMENT, CONFORMED IN ALL THINGS TO THE DIRECTIONS CONTAINED IN THE RESOLUTION OF THE COUNCIL HEREINBEFORE TO AND THE ORDINANCE OF THE CITY RELATING TO SUCH ASSESSMENT, THAT THE TOTAL AMOUNT ASSESSED AGAINST THE PROPERTY IN THIS DISTRICT IS **\$119,961.00**, THAT THE ASSESSMENT WAS MADE UPON A UNIT BASIS WITH 9 UNITS OF BENEFIT.

**REVISION: THIS DISTRICT WAS CONFIRMED BY RESOLUTION ON APRIL 9, 2012. THE REVISED COST ESTIMATE, TOTALING \$107,442.00, REQUIRES THAT THE DISTRICT COSTS BE RESPREAD TO RECOGNIZE THESE CHANGES. NAMES, ADDRESSES, AND DESCRIPTION CHANGES HAVE BEEN UPDATED TO REFLECT THE CURRENT STATUS.**

DATED THIS 27<sup>th</sup> DAY OF APRIL, 2012

  
\_\_\_\_\_  
D. GLENN LEMMON, CITY ASSESSOR

CONFIRMED BY THE NOVI CITY COUNCIL AT ITS REGULAR MEETING HELD ON \_\_\_\_\_, 2012

\_\_\_\_\_  
MARYANNE CORNELIUS, CITY CLERK



**SPECIAL ASSESSMENT DISTRICT NO. 176  
WATER MAIN IMPROVEMENTS**

CONFIRMED BY RESOLUTION DATED:  
BEGINNING:  
ANNUAL INSTALLMENTS DUE:  
INTEREST RATE: 6.0000%

IN THE CITY OF NOVI, IN THE COUNTY OF OAKLAND, IN THE STATE OF MICHIGAN

ASSESSED TO AND ADDRESS	DESCRIPTION OF PROPERTY	UNIT OR FRONTAGE	RATE PER	TOTAL CHARGE		INSTALLMENTS									
						2012 1ST	2013 2ND	2014 3RD	2015 4TH	2016 5TH	2017 6TH	2018 7TH	2019 8TH	2020 9TH	2021 10TH
50-22-29-203-011 GARY PLATUKAS LINDA PLATUKAS 24039 WOODHAM NOVI, MI 48374	ECHO VALLEY ESTATES LOT 62	1 UNIT	\$11,938.00	\$11,938.00	DATE PAID										
					BALANCE	\$11,938.00	\$11,341.10	\$10,744.20	\$10,147.30	\$9,550.40	\$8,953.50	\$8,356.60	\$7,759.70	\$7,162.80	\$6,565.90
					PRINCIPAL	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90
					INTEREST		\$680.47	\$644.65	\$608.84	\$573.02	\$537.21	\$501.40	\$465.58	\$429.77	\$393.95
TOTAL	\$596.90	\$1,277.37	\$1,241.55	\$1,205.74	\$1,169.92	\$1,134.11	\$1,098.30	\$1,062.48	\$1,026.67	\$990.85					
50-22-29-203-012 DAVID JAX  24015 WOODHAM NOVI, MI 48374	ECHO VALEY ESTATES LOT 63	1 UNIT	\$11,938.00	\$11,938.00	DATE PAID										
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50-22-29-204-002 LESTER M. FISHER JR. BRENDA K. FISHER 24040 WOODHAM NOVI, MI 48374	ECHO VALEY ESTATES LOT 53	1 UNIT	\$11,938.00	\$11,938.00	DATE PAID										
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50-22-29-204-003 WILLIAM FRIGON LINDSAY A. FRIGON 24014 WOODHAM NOVI, MI 48374	ECHO VALEY ESTATES LOT 54	1 UNIT	\$11,938.00	\$11,938.00	DATE PAID										
					BALANCE	\$11,938.00	\$11,341.10	\$10,744.20	\$10,147.30	\$9,550.40	\$8,953.50	\$8,356.60	\$7,759.70	\$7,162.80	\$6,565.90
					PRINCIPAL	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90
					INTEREST		\$680.47	\$644.65	\$608.84	\$573.02	\$537.21	\$501.40	\$465.58	\$429.77	\$393.95
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ASSESSED TO AND ADDRESS	DESCRIPTION OF PROPERTY	UNIT OR FRONTAGE	RATE PER	TOTAL CHARGE		INSTALLMENTS														
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021					
						1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH					
50-22-29-204-004 DIANE M. WAVREK  23970 WOODHAM NOVI, MI 48374	ECHO VALEY ESTATES LOT 55	1 UNIT	\$11,938.00	\$11,938.00	DATE PAID															
					BALANCE	\$11,938.00	\$11,341.10	\$10,744.20	\$10,147.30	\$9,550.40	\$8,953.50	\$8,356.60	\$7,759.70	\$7,162.80	\$6,565.90					
					PRINCIPAL	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90
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50-22-29-204-005 ANGELINE NAPIERKOWSKI  23938 WOODHAM NOVI, MI 48374	ECHO VALEY ESTATES LOT 56	1 UNIT	\$11,938.00	\$11,938.00	DATE PAID															
					BALANCE	\$11,938.00	\$11,341.10	\$10,744.20	\$10,147.30	\$9,550.40	\$8,953.50	\$8,356.60	\$7,759.70	\$7,162.80	\$6,565.90					
					PRINCIPAL	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90
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					DATE PAID															
					BALANCE															
					PRINCIPAL															
					INTEREST															
					TOTAL															
TOTALS					BALANCE	\$107,442.00	\$102,069.90	\$96,697.80	\$91,325.70	\$85,953.60	\$80,581.50	\$75,209.40	\$69,837.30	\$64,465.20	\$59,093.10					
TOTALS					PRINCIPAL	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10
TOTALS					INTEREST	\$0.00	\$6,124.19	\$5,801.87	\$5,479.54	\$5,157.22	\$4,834.89	\$4,512.56	\$4,190.24	\$3,867.91	\$3,545.59					
TOTALS					TOTAL	\$5,372.10	\$11,496.29	\$11,173.97	\$10,851.64	\$10,529.32	\$10,206.99	\$9,884.66	\$9,562.34	\$9,240.01	\$8,917.69					

**SPECIAL ASSESSMENT DISTRICT NO. 176  
WATER MAIN IMPROVEMENTS**

CONFIRMED BY RESOLUTION DATED:  
BEGINNING:  
ANNUAL INSTALLMENTS DUE:  
INTEREST RATE: 6.0000%

ASSESSED TO AND ADDRESS	DESCRIPTION OF PROPERTY	UNIT OR FRONTAGE	RATE PER	TOTAL CHARGE		INSTALLMENTS										
						2022 11TH	2023 12TH	2024 13TH	2025 14TH	2026 15TH	2027 16TH	2028 17TH	2029 18TH	2030 19TH	2031 20TH	
50-22-29-203-011 GARY PLATUKAS LINDA PLATUKAS 24039 WOODHAM NOVI, MI 48374	ECHO VALLEY ESTATES LOT 62	1 UNIT	\$11,938.00	\$11,938.00	DATE PAID											
					BALANCE	\$5,969.00	\$5,372.10	\$4,775.20	\$4,178.30	\$3,581.40	\$2,984.50	\$2,387.60	\$1,790.70	\$1,193.80	\$596.90	
					PRINCIPAL	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90
					INTEREST	\$358.14	\$322.33	\$286.51	\$250.70	\$214.88	\$179.07	\$143.26	\$107.44	\$71.63	\$35.81	\$35.81
					TOTAL	\$955.04	\$919.23	\$883.41	\$847.60	\$811.78	\$775.97	\$740.16	\$704.34	\$668.53	\$632.71	\$632.71
50-22-29-203-012 DAVID JAX  24015 WOODHAM NOVI, MI 48374	ECHO VALEY ESTATES LOT 63	1 UNIT	\$11,938.00	\$11,938.00	DATE PAID											
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					BALANCE	\$5,969.00	\$5,372.10	\$4,775.20	\$4,178.30	\$3,581.40	\$2,984.50	\$2,387.60	\$1,790.70	\$1,193.80	\$596.90	
					PRINCIPAL	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90
					INTEREST	\$358.14	\$322.33	\$286.51	\$250.70	\$214.88	\$179.07	\$143.26	\$107.44	\$71.63	\$35.81	\$35.81
					TOTAL	\$955.04	\$919.23	\$883.41	\$847.60	\$811.78	\$775.97	\$740.16	\$704.34	\$668.53	\$632.71	\$632.71
50-22-29-204-003 WILLIAM FRIGON LINDSAY A. FRIGON 24014 WOODHAM NOVI, MI 48374	ECHO VALEY ESTATES LOT 54	1 UNIT	\$11,938.00	\$11,938.00	DATE PAID											
					BALANCE	\$5,969.00	\$5,372.10	\$4,775.20	\$4,178.30	\$3,581.40	\$2,984.50	\$2,387.60	\$1,790.70	\$1,193.80	\$596.90	
					PRINCIPAL	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90
					INTEREST	\$358.14	\$322.33	\$286.51	\$250.70	\$214.88	\$179.07	\$143.26	\$107.44	\$71.63	\$35.81	\$35.81
					TOTAL	\$955.04	\$919.23	\$883.41	\$847.60	\$811.78	\$775.97	\$740.16	\$704.34	\$668.53	\$632.71	\$632.71

ASSESSED TO AND ADDRESS	DESCRIPTION OF PROPERTY	UNIT OR FRONTAGE	RATE PER	TOTAL CHARGE		INSTALLMENTS														
						2022	2023	2024	2025	2026	2027	2028	2029	2030	2031					
						11TH	12TH	13TH	14TH	15TH	16TH	17TH	18TH	19TH	20TH					
50-22-29-204-004 DIANE M. WAVREK  23970 WOODHAM NOVI, MI 48374	ECHO VALEY ESTATES LOT 55	1 UNIT	\$11,938.00	\$11,938.00	DATE PAID															
					BALANCE	\$5,969.00	\$5,372.10	\$4,775.20	\$4,178.30	\$3,581.40	\$2,984.50	\$2,387.60	\$1,790.70	\$1,193.80	\$596.90					
					PRINCIPAL	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90
					INTEREST	\$358.14	\$322.33	\$286.51	\$250.70	\$214.88	\$179.07	\$143.26	\$107.44	\$71.63	\$35.81					
					TOTAL	\$955.04	\$919.23	\$883.41	\$847.60	\$811.78	\$775.97	\$740.16	\$704.34	\$668.53	\$632.71					
50-22-29-204-005 ANGELINE NAPIERKOWSKI  23938 WOODHAM NOVI, MI 48374	ECHO VALEY ESTATES LOT 56	1 UNIT	\$11,938.00	\$11,938.00	DATE PAID															
					BALANCE	\$5,969.00	\$5,372.10	\$4,775.20	\$4,178.30	\$3,581.40	\$2,984.50	\$2,387.60	\$1,790.70	\$1,193.80	\$596.90					
					PRINCIPAL	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90	\$596.90
					INTEREST	\$358.14	\$322.33	\$286.51	\$250.70	\$214.88	\$179.07	\$143.26	\$107.44	\$71.63	\$35.81					
					TOTAL	\$955.04	\$919.23	\$883.41	\$847.60	\$811.78	\$775.97	\$740.16	\$704.34	\$668.53	\$632.71					
					DATE PAID															
					BALANCE															
					PRINCIPAL															
					INTEREST															
					TOTAL															
TOTALS					BALANCE	\$53,721.00	\$48,348.90	\$42,976.80	\$37,604.70	\$32,232.60	\$26,860.50	\$21,488.40	\$16,116.30	\$10,744.20	\$5,372.10					
TOTALS					PRINCIPAL	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10	\$5,372.10
TOTALS					INTEREST	\$3,223.26	\$2,900.93	\$2,578.61	\$2,256.28	\$1,933.96	\$1,611.63	\$1,289.30	\$966.98	\$644.65	\$322.33					
TOTALS					TOTAL	\$8,595.36	\$8,273.03	\$7,950.71	\$7,628.38	\$7,306.06	\$6,983.73	\$6,661.40	\$6,339.08	\$6,016.75	\$5,694.43					

**Project Cost Estimate**  
**Based on Proposed May 7, 2012 Contract Award**  
**Woodham Road 2011/2012 Water Main SAD**  
**Section 29**

I.	Total Estimated Construction Costs		
	A. Construction Costs (Construction Bid)	\$	83,480.00
	B. Construction Contingency	\$	3,758.00
	<b>Total Estimated Construction Cost</b>	<b>\$</b>	<b>87,238.00</b>
III.	Consultant Engineering Services		
	A. Design Engineering	\$	9,023.00
	B. Construction Administration Services	\$	6,261.00
	C. Construction Inspection	\$	4,920.00
	<b>Total Engineering Services</b>	<b>\$</b>	<b>20,204.00</b>
	<b>TOTAL ESTIMATED PROJECT COST:</b>	<b>\$</b>	<b>107,442.00</b>

<i>Estimated Number of Units in Proposed District:</i>	<i>9</i>
<i>Estimated Cost per Unit:</i>	<i>\$ 11,938.00</i>



May 1, 2012

Re: Special Assessment District 176  
Woodham Road Water Main Extension

Dear Property Owner:

We are sending this letter to provide an update on the above referenced project. The final resolution was approved by City Council on April 9, 2012 allowing the project to proceed to construction. Construction bids were received shortly thereafter and were approximately 10% less than budgeted. This resulted in a decrease in the project costs from \$13,329 per parcel to \$11,938 per parcel.

We have prepared revised resolutions for consideration by City Council at the May 7, 2012 meeting to formally make that adjustment to the assessment roll so it would be reflected on your July tax bill. The table on the next page outlines the revised assessment for each parcel in the district based on an interest rate of 6% financed over 20 years. The complete assessment roll is available upon request and can be viewed at the City Clerk's office at City Hall. Please note that you may file a written appeal to the Michigan Tax Tribunal within 30 days of the final confirmation of the special assessment roll.

We have also prepared the construction award to contractor to build the water main at the May 7, 2012 meeting. The construction should begin within 4 to 6 weeks after the contract is awarded, which should be sometime in June. We will provide more detailed information regarding construction once the contractor is under contract.

Aaron Staup, City Construction Coordinator, will become the primary contact in the field once construction begins and he can be reached at 248-347-3270. You can also contact me at 248-735-5635 with any questions.

Sincerely,

ENGINEERING DIVISION

Benjamin Croy, PE  
Civil Engineer

cc: Bev Valente, Assistant Treasurer  
Brian Coburn, PE; Engineering Manager  
Aaron Staup, Construction Engineering Coordinator

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Terry K. Margolis

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

**City Manager**  
Clay J. Pearson

**Director of Public Services/  
City Engineer**  
Rob Hayes, P.E.

**Department of Public Services**  
Field Services Complex  
26300 Lee BeGole Dr.  
Novi, Michigan 48375  
248.735.5640  
248.735.5659 fax

cityofnovi.org

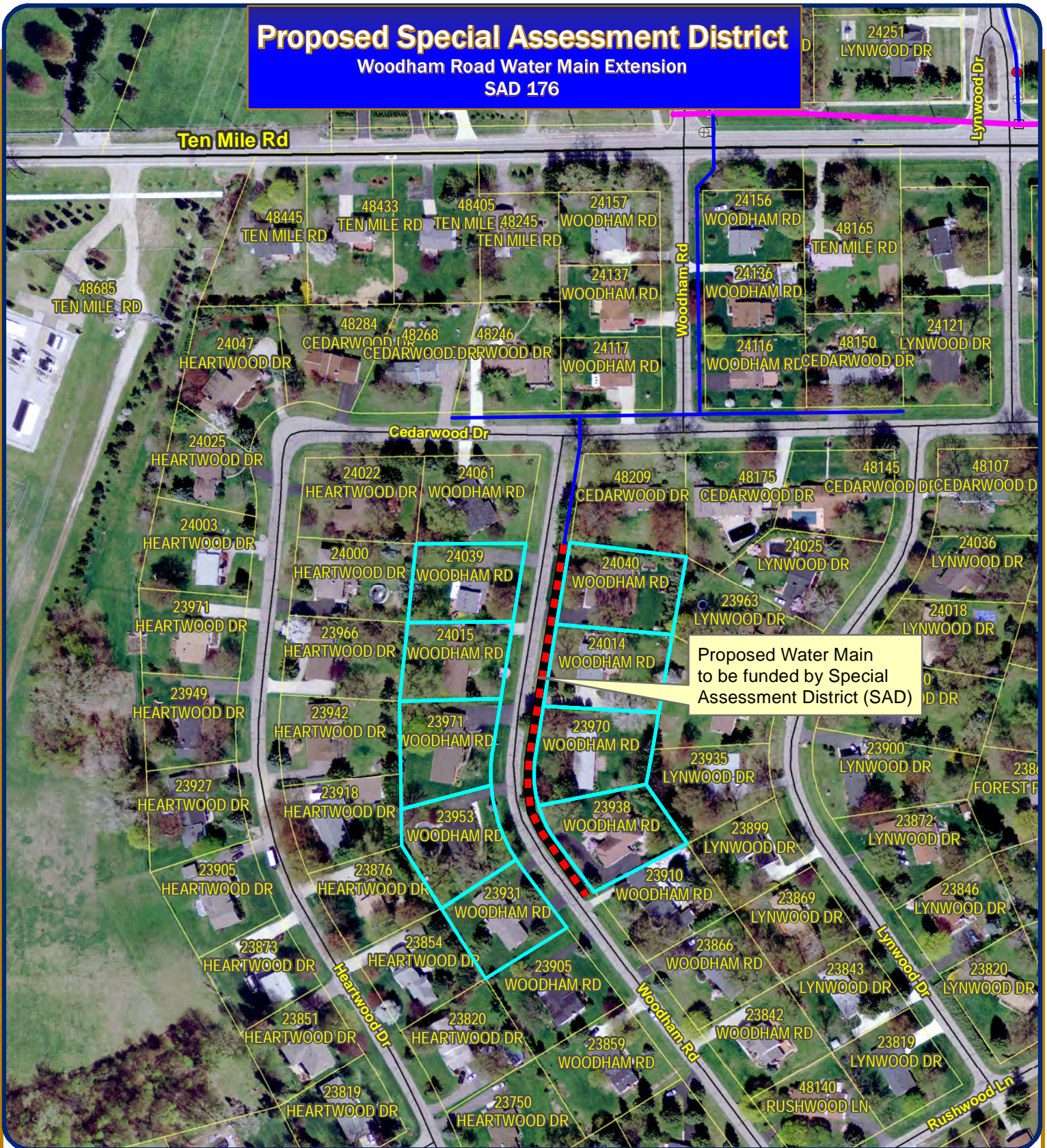
PROPOSED ASSESSMENT FOR EACH PARCEL  
SPECIAL ASSESSMENT DISTRICT NO. 176

Year		Balance	Principal	Interest	Annual Payment
1	2012	\$11,938.00	\$596.90	\$0.00	\$596.90
2	2013	\$11,341.10	\$596.90	\$680.47	\$1,277.37
3	2014	\$10,744.20	\$596.90	\$644.65	\$1,241.55
4	2015	\$10,147.30	\$596.90	\$608.84	\$1,205.74
5	2016	\$9,550.40	\$596.90	\$573.02	\$1,169.92
6	2017	\$8,953.50	\$596.90	\$537.21	\$1,134.11
7	2018	\$8,356.60	\$596.90	\$501.40	\$1,098.30
8	2019	\$7,759.70	\$596.90	\$465.58	\$1,062.48
9	2020	\$7,162.80	\$596.90	\$429.77	\$1,026.67
10	2021	\$6,565.90	\$596.90	\$393.95	\$990.85
11	2022	\$5,969.00	\$596.90	\$358.14	\$955.04
12	2023	\$5,372.10	\$596.90	\$322.33	\$919.23
13	2024	\$4,775.20	\$596.90	\$286.51	\$883.41
14	2025	\$4,178.30	\$596.90	\$250.70	\$847.60
15	2026	\$3,581.40	\$596.90	\$214.88	\$811.78
16	2027	\$2,984.50	\$596.90	\$179.07	\$775.97
17	2028	\$2,387.60	\$596.90	\$143.26	\$740.16
18	2029	\$1,790.70	\$596.90	\$107.44	\$704.34
19	2030	\$1,193.80	\$596.90	\$71.63	\$668.53
20	2031	\$596.90	\$596.90	\$35.81	\$632.71



# Proposed Special Assessment District

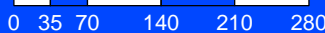
Woodham Road Water Main Extension  
SAD 176



Map Author: Croy  
Date: 8/29/11  
Project: Potential Woodham SAD  
Version #: V1.1



Feet



1 inch = 182 feet



City of Novi

Engineering Division  
Department of Public Services  
26300 Delwal Drive  
Novi, MI 48375  
cityofnovi.org

**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.