City of Birmingham
A Walkable Community

MEMORANDUM

Engineering Department

DATE: **September 11, 2015**

TO: **Joseph Valentine, City Manager**

FROM: **Paul T. O'Meara, City Engineer**

SUBJECT: **Petition for Special Assessment**
Villa Ave. Paving – S. Adams Rd. to Columbia Rd.

In August of 2015, the Engineering Department received a request to pave Villa Ave. between S. Adams Rd. and Columbia Ave. Since the petition reflected a majority of the property owners on these two blocks, an informational booklet was prepared and distributed. An informational meeting was held on September 10, to discuss the matter further with any interested parties. Eleven properties were represented at that meeting. One resident indicated verbally at the meeting that they would be asking to have their name removed, which has since been confirmed in writing. Counting the one change, the following percentages of property owners are in favor of the project:

By Parcel……42 out of 70 (60.0%)
By Front Foot Assessed……2,438.0 ft. out of 3,883.0 ft. (62.8 %)

The attached map indicates the proposed assessment district, and the highlighted properties are those currently in favor of proceeding.

The existing pavement is a cape seal surface just resealed last year following the installation of a new bored water main. (The water main was replaced as part of the City's effort to eliminate the use of backyard water mains in this subdivision.) There is no curb, and the edges of the road are a continuing maintenance problem, particularly where drainage is poor. The sidewalk elevation is below the road in several areas on the street, so the water collects in the sidewalk without a drainage outlet. In accordance with City policy, the road is proposed to be constructed at 26 feet wide, with concrete pavement and curbs.

Although a detailed cost-estimate has not been done for this street, the assessment for this project is estimated at $135 per front foot of road with this cross-section. Concrete driveway approaches would be constructed and appropriately assessed to each owner based on square footage.

Although the water main was replaced last year, no substantial improvements have been conducted on the combined sewer system in several decades. It is anticipated that some sections of the sewer system would likely be recommended for replacement, should a new pavement be proposed. Additional study will be required to verify this. In accordance with the current City policy, all of the older sewer laterals for each of the properties will be required to be replaced as a part of this project, and those costs will be assessed to the benefitting property owners. If authorized at this time, this project could be designed and constructed

during the early part of 2016. Construction would have to be budgeted in the upcoming fiscal year, with construction starting after July 1, 2016.

The Engineering Department recommends that a public hearing of necessity be scheduled for Monday, November 9, 2015, at the regularly scheduled City Commission meeting, and that the public hearing to confirm the roll be held at the regularly scheduled City Commission meeting on November 23, 2015.

SUGGESTED RESOLUTION:

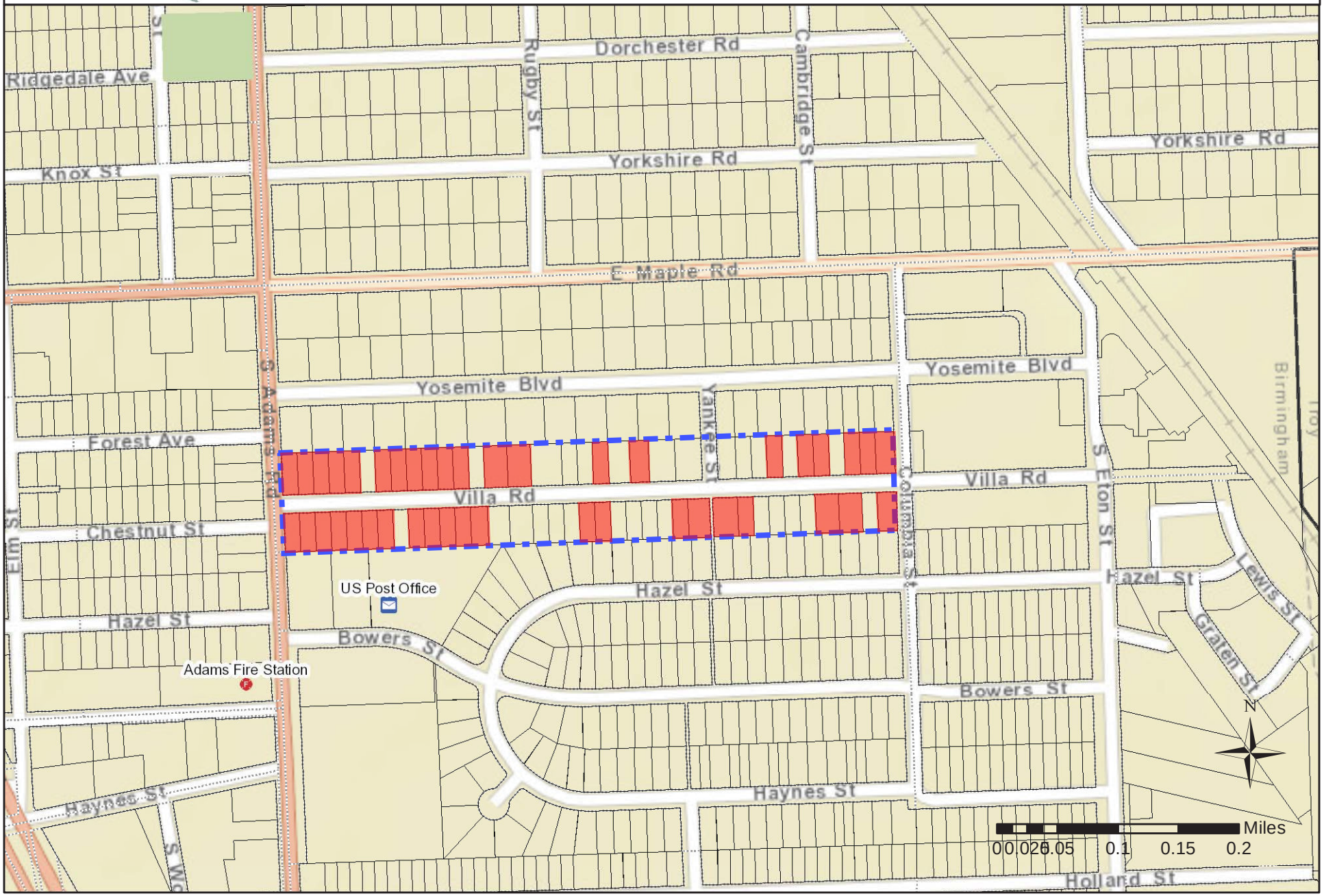
To receive the petition submitted by Mr. Dan Miarka requesting the paving of Villa Ave. from S. Adams Rd to Columbia Ave., and to adopt the following resolution:

RESOLVED, That this Commission shall meet on Monday, November 9, 2015, at 7:30 P.M., for the purpose of conducting a public hearing of necessity for the improvement proposed herein.

FURTHER RESOLVED, if necessity is determined on November 9, 2015, a hearing to review the assessments and to confirm the roll will be held on November 23, 2015, at 7:30 P.M.

City of Birmingham

SAD - Villa Road



Petition Circulator: DAN MIARKA

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Telephone No. 248-766-9245

REQUEST FOR PUBLIC IMPROVEMENT
(Special Assessments Only)

To: City Commission
Birmingham, Michigan

We, the undersigned, owners of property in the City of Birmingham to be benefited by the proposed improvement, description of which property, and our addresses, are set forth opposite our respective names hereto, do hereby request the following public improvement, to wit:

The installation of 26' wide concrete pavement (measured face to face of curb), with parking allowed on both sides, and concrete driveway apron replacement.

Location: Villa Ave.- Adams Rd. to Columbia Ave.

It is the practice of the city that as part of this project city staff will review the condition and make improvements to the city sewer and water mains. The city also bids out sewer service line replacement as a part of the construction contract so that all private sewers that are over 50 years old are also replaced, which will result in a second special assessment. The City also encourages private utilities (gas, electric and wire equipment companies) to review their facilities at no additional cost to the homeowner. The replacement of sidewalks will be added to the special assessment district costs whenever it is necessary to replace to be compatible to the improvement in the right-of-way and adjoining properties.

This request is made for the purpose of advising the City Commission of the desire for such improvement and willingness to have property assessed if the Commission, in the exercise of its discretion, orders such improvement to be made. Subsequent to your signing this petition should you wish to have your name withdrawn from the petition you are asked to send a letter to the City Engineer to represent the removal of your signature. Your letter must be received prior to the City Commission action to declare necessity in order for the withdrawal to be effective.

Date	Name (Please Print)	Address	Signature
6/10/15	DAN MIARKA	1208 VILLA	
6/17/15	ANTHONY MARCUNINE	1180 VILLA	
6/17/15	RICK VARLESE	1228 VILLA	
6/17/15	GENE NOE	1594 VILLA	
6/17/15	TRACY GROVES	1600 VILLA	
6/17/15	Brandon Nemkosmayer	1316 Villa	
6-17-15	[illegible]	1405 Villa Rd	
6-18-15	Gary Farthing	1295 Villa	
6-19-15	MARIAN CARDAMONE	1695 Villa	
6/19/15	Keith Chene	1158 Villa	

Location: Villa Rd - Adams to Columbia

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Date	Name (Please Print)	Address	Signature
6/24/15	RAY MILLER	1576 Villa	
6/22/15	John Dorrell	1750 Villa	
6/22/15	Kelly McDermott	1155 Villa	
6/23/15	John Cheek	1523 Villa	
6/24/15	CHOR WONG	1367 VILLA	
6/24/15	SCOTT LAMMS	1235 VILLA	
6/24/15	Jamie Foltyn	1786 Villa	
6/24/15	Michelle Lore	1133 Villa Rd.	
6/24/15	Michael O'Reffe	1207 Villa Rd	
6/24/15	Michael Patterson	1350 Villa Rd.	
6/24/15	Katie Averian	1350 Villa rd	
6/24/15	JOAN ZAJAC	411 S. ADAMS	
6/29/15	Tom Smencic	1630 Villa	
6/29/15	Lisa Testa	1474 Villa	
7/7/15	Murat Muftari	1288 Villa	
7/8/15	Marsha Morrow	1326 Villa Rd	
7/15	Maria Gagnon	1492 VILLA	MARIE GAGNON
7/16	Shirley Kenning	1700 Villa	
7/15	HEATHER GREEN	1272 Villa	
7/8/15	MICHAEL SWEENEY	1665 VILLA	
7/8/15	Nancy VanDegraff	1491 Villa	
7/9/15	Mark Mastropietro	1331 Villa	(SEE ATTACHED EMAIL)
7/9/15	JOHN KOCAR	1711 Villa	
7/10/15	PAUL GROUT	1238 Villa	
~~7/14/15~~	~~Robert Shapp~~	~~1524 Villa~~	WITHDREW 9/11 (SEE ATTACHED E-MAIL)
7/16/15	Jim Whitney	1255 Villa	
7/16/15	William Lewis	1765 VILLA	
7/16/15	William Lewis	1779 VILLA	
7/16/15	Steven Hasrodt	359 South Adams	
7/16/15	Philip Neville	1179 Villa Rd	
7/19/15	JASO SOFIKITIS	1136 ~~992~~ Villa Rd	

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Location: Villa Rd - Adams to Columbia

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Date	Name (Please Print)	Address	Signature
7/27	Michael Sarolousis	1751 Villa	
7/27	MARYANN VOZZA	1791 Villa	
7/27	~~Tara~~ Karebian	1773 Villa	

STATE OF MICHIGAN)
) SS.:
COUNTY OF OAKLAND)

I, being duly sworn, say that I reside at No. 1208 VILLA,

that I know of my own personal knowledge that each of the persons purporting to sign the foregoing request did sign the same and that all of said signers are property owners of the City of Birmingham.

(Signed):

Address:
1208 VILLA

(Date Submitted): 8/5/15

Signed, subscribed and sworn to before me, a Notary Public in and for said County this 5th day of August, 2015

Oakland

My Commission Expires: 2/13/20

DARIO MENDOZA
NOTARY PUBLIC OAKLAND CO.
MY COMMISSION EXPIRES 2/13/20

City of Birmingham

Austin Fletcher <afletcher@bhamgov.org>

Villa Avenue Paving Project

1 message

maro bush <marobush@gmail.com> Fri, Aug 28, 2015 at 11:27 AM
To: afletcher@bhamgov.org

I am sending this email to state and confirm that I, Maro Bush, residing at 1331 Villa Road, Birmingham, MI 48009, am fully in support of the Villa Avenue Paving Project. My husband Mark Mastropietro resides at the same address and is also in support of the Villa Avenue Paving Project. He signed the petition for said project on both of our behalves.

Maro Bush
1331 Villa Road
Birmingham, MI 48009
248-722-0464

City of Birmingham

Austin Fletcher <afletcher@bhamgov.org>

Villa Avenue Paving Project - withdraw

1 message

bob8e1@comcast.net <bob8e1@comcast.net> Fri, Sep 11, 2015 at 9:31 AM
To: afletcher@bhamgov.org
Cc: bob8e1@comcast.net

September 11, 2015
Ref: Villa Avenue Paving Project

Hi Austin,

I writing to inform you that we are withdrawing our support of the Villa Avenue Paving project.

Although we originally signed the petition, the intention was to understand what the estimated cost would be. Understanding now that this estimate would be around $7,500 (new lateral placed 2013), this exceeds our budget.

We also understand that a majority of signatures / approvers may remain in favor of the project and that the project may still move forward.

Thanks again for you and Paul presenting last night.

Thank you,

Robert & Shelli Shopp
1797 Maryland Blvd
Birmingham MI. 48009

Property address:
1524 Villa.

City of Birmingham
A Walkable Community

VILLA AVENUE PAVING

August 31, 2015

Dear Property Owner,

The City of Birmingham has received a petition signed by a significant number of the property owners on the above street requesting that the road be improved with a permanent pavement and curbs. Having the road paved under a special assessment is a significant decision, which can raise questions.

The attached report has been prepared to help answer questions about the project, and assist you in confirming your final position. In order to address any issues this report does not explain, or if you have any individual issues, we have scheduled an informational meeting for all property owners to attend. It is intended to be a forum to encourage all involved to learn details of the project, and to allow for City staff to answer any questions you may have before the petition process moves to the City Commission for consideration. Attendance is not mandatory, regardless of your position on this issue. However, we encourage you to attend. At your discretion, it may be constructive to share this information with tenants if appropriate.

The final decision to proceed with the project rests with the City Commission. It has typically been the Commission's preference to listen to what the wishes of the neighborhood are. Should your name remain on the petition, it will be considered as supporting the project. Should your name not be on the petition, it will be considered not in support of the project. If you have signed the petition, but you no longer support the project, you may remove your name by submitting a letter or email to the Engineering Department. If you wish to add your name in support, a letter or email may also be sent. Those that wish to make their position known and present their reasons, would best respond by letter, however, you are also invited to present your thoughts at the time of the public hearing. Should an official "public hearing of necessity" be scheduled, you will be sent notification at a later date.

The informational meeting will be held on **Thursday, September 10, at 6:30 P.M.**, in the second floor conference room #205 located above the Police Department at the Municipal Building, 151 Martin St. It is best to enter the side door off of Pierce St., and proceed upstairs.

If you have any questions relative to the meeting, or the project in general, please contact Austin Fletcher at 248-530-1839, anytime between 8 A.M. and 5 P.M. weekdays.

Sincerely,

Paul T. O'Meara, P.E.
City Engineer
pomeara@bhamgov.org

Austin W. Fletcher, P.E.
Assistant City Engineer
afletcher@bhamgov.org

PROPOSED PROJECT REPORT

VILLA AVENUE PAVING

Adams Rd. to Columbia Ave.

City of Birmingham
Engineering Department

August 31, 2015

PROPOSED PROJECT REPORT: VILLA AVENUE PAVING

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I. INTRODUCTION

Recently, the residents on Villa Avenue between Adams Road and Columbia Avenue signed and submitted a petition requesting that the City install a new paved surface on their street. The following report has been prepared to allow property owners in the affected area to understand the full impact of the idea.

With the submission of this petition, verified signatures representing fifty-eight percent (58%) of the properties on this street indicated that they would be in favor of a paving project. Anyone who signed the petition, who, for whatever reason, is no longer in favor of the project, will need to indicate so in writing to our office to have his or her name removed. Likewise, anyone that wishes to add his or her name in favor of the project will need to submit a note in writing to our office indicating this. Mailed letters or emails are accepted for this correspondence.

The following report has been prepared to allow property owners in the affected area to understand the full impact of the idea.

II. EXISTING CONDITIONS

HISTORY

Villa Avenue (between Adam Avenue and Columbia Avenue) was originally platted in 1914 as part of Birmingham Villas with a fifty (50) foot road right-of-way. The road was originally constructed as a gravel road, but had a chipseal surface placed on it beginning in approximately the 1940's.

In 1916, the nine and a half (9.5) foot public alley (behind the lots on the south side of Villa Avenue) was vacated and added to the road right-of-way, widening it to fifty-nine and a half (59.5) feet by order of the Circuit Court.

In 2014, a new water main was installed on this street. The old four (4) inch water main that originally served the homes on this street was abandoned, and a new eight (8) inch diameter water main was placed in service. At the time of the water main replacement, the lead services that were encountered were replaced with new pipe up to the stop box (right behind the sidewalk).

ROADWAY CONDITIONS

Villa Road was originally constructed as gravel, with little provision for drainage. In the late 1940's, a chip seal surface was added to provide stability and reduce dust. The existing road surface on Villa Road was repaired and resealedin 2014 to restore the road after the water main project. The existing road surface is approximately twenty (20) feet, but there are areas where it is wider to allow for on-street parking in front of some homes. The roadway is generally centered in the fifty-nine and a half (59.5) foot wide City Right of Way.

The existing sidewalks on Villa Road are generally five (5) feet wide. The sidewalk ramps at the intersections have been updated to current standards with more recent projects.

III. PROPOSED IMPROVEMENTS

ROAD IMPROVEMENTS

The City's standard road width in a residential area is twenty-six (26) feet, measured between the face of the curbs. A recent example of how this width appears can be found on St. Andrews Rd. (north off of Maple Rd. between N. Eton St. and Coolidge Hwy.).

Villa Road has a fifty-nine and a half (59.5) foot wide right-of-way. After the installation of the road as described above, there will be approximately ten (10) feet of grass between the sidewalk and the curb. Typically, tree roots grow in the direction of available water. In the case of street trees, the roots tend to grow towards the adjacent front yards, and away from the street. The impervious nature of the hard gravel road, and later the sealed paved surface, discourages the growth of roots in the area of the road. Nevertheless, we cannot guarantee what impact this project will have on each tree until the project is underway, as each tree is different.

The sidewalks will generally remain as they are today, with repairs installed where they are damaged to install the sewer leads.

Since all existing trees were installed relatively close to the City sidewalks, no trees are slated for removal as a result of this project. It should be noted that the City has constructed several new streets with similar situations, and typically very few trees are lost due to construction. However, since the risk of damage is present, homeowners need to be aware that some tree loss may occur, either during construction, or subsequent to it.

A cursory review of the existing sewers indicates the possible need for improvements. However, additional research and/or a study will be required in order to determine the extent and type of improvements, if any. This will be conducted by the City once the project is authorized and before the design begins to ensure all necessary pipe replacement and/or repairs are done to ensure that the pipe is stable for many years to come. It should be noted that if improvements are deemed required to the City sewer, it will not affect (increase) the cost of the special assessment.

SEWER LATERAL REPLACEMENT

Beginning in 2007, whenever the City is constructing a new pavement such as envisioned in this project, each home's sewer lateral must be considered relative to its remaining service life. Each homeowner is responsible for the maintenance of their sewer lateral from the home to the City sewer connection. The portion from the right-of-way line to the City sewer can be quite costly to repair if done on an emergency basis because it has collapsed. Experience has shown when older sewer laterals are replaced in conjunction with a street renewal project, the cost of the work is generally substantially reduced. Replacing older sewer laterals also significantly reduces the possibility of the new pavement having to be cut and patched afterward due to the continuing decline of sewer laterals. With that in mind, should the City Commission authorize the installation of a new pavement, all homes with sewer laterals older than fifty (50) years (the expected service life of an underground pipe from that era), will be included in a second special assessment district requiring removal and replacement of the sewer lateral in the right-of-way at homeowner expense.

WATER SERVICE REPLACEMENT

In addition, residents wishing to have their water service lateral upgraded from the property line to the City main will be given the opportunity to separately contract with the contractor for this work. Past experience has shown that the cost of this work is usually reduced significantly from the normal open market price. Water service lateral upgrades are appropriate for those homes that may be expanded or replaced in the future. Involvement in this upgrade is strictly voluntary on the part of each homeowner.

IV. PROJECT APPROVAL PROCESS

PUBLIC HEARING TO AUTHORIZE PROJECT

Installing a new permanent improved pavement on Villa Avenue will require that the City Commission authorize the creation of a special assessment district (SAD). The open informational meeting described on the cover letter of this booklet is meant to provide a forum to ensure that you fully understand what is being proposed prior to scheduling the Public Hearing. After the open informational meeting described on the cover letter is held, if it can be demonstrated that a majority (over 50%) are still in favor of the road paving plans, City staff will forward the petition to the City Commission, and recommend that a Public Hearing of Necessity of this project be scheduled. The Public Hearing date will likely be set approximately four (4) weeks later. City staff will invite all property owners by individual notice (and advertise in the local press) to a Public Hearing for the purpose of taking comments in regard to the proposed project.

The Public Hearing will provide a forum for those impacted by the project to discuss the matter with the City Commission prior to any decision on the project being made. Any interested party may provide comment either by appearing and speaking at the meeting, or filing a letter with the City Clerk, preferably one (1) week prior to the scheduled hearing date.

After the Public Hearing is closed, the City Commission will determine if the proposed project is necessary and advisable. If they vote in favor of the project, the City Assessor will be directed to prepare a special assessment roll identifying all properties to be assessed, and the estimated amounts to be assessed against each property (described below). A second Public Hearing will be scheduled to confirm the roll of assessments.

PUBLIC HEARING TO CONFIRM ASSESSMENTS

The City Commission will then schedule another Public Hearing for the confirmation of the roll. The City will again invite all property owners to this hearing. Property owners will be able to determine their particular assessment at the City Clerk's office for a period of ten (10) days prior to the hearing. The City Commission may confirm, correct, revise, or annul the special assessment roll.

A property owner or party-in-interest may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days of the confirmation if the property owner or party-in-interest, or their agent, appears and protests the assessment at the Public Hearing held for the purpose of confirming the roll. Appearance and protest may be made in person at the hearing, or may be made by filing a letter with the City Clerk prior to the hearing. If a protest is not made at the Public Hearing, an appeal may not be filed with the Michigan Tax Tribunal.

If the Commission confirms the roll, the Engineering Department will begin design of the project. After construction takes place, and final costs are available, the roll is subject to adjustment after the actual cost of construction is determined.

V. CONSTRUCTION

ANTICIPATED CONSTRUCTION SEQUENCE

Construction will likely take the following course:

1. The existing road surface will be removed or pulverized.
2. City sewer will be replaced and/or repaired (if determined necessary).
3. Sewer and water services will be replaced on an as-needed basis.
4. The existing storm drains will be abandoned, and new catch basins will be installed to accommodate the new road design. Short sections of storm sewer will be installed to drain these new basins.
5. The new grade of the road will be roughed out; generally about twelve (12) inches lower than the existing road, to ensure that all front yards drain properly to the street.
6. A gravel road base will be prepared.
7. New concrete pavement with integral curb will be installed. The new pavement will take at least seven (7) days to cure to gain strength before it can be re-opened to traffic.
8. New concrete driveway approaches will be installed. The drive approaches will match the width as needed for each existing driveway, and will be replaced complete from the sidewalk to the new curb.
9. The existing sidewalks will be repaired (where needed) to provide a consistent walking surface and new sidewalk ramps will be installed that meet current ADA regulations.
10. All yard areas within the right-of-way will be graded off, and topsoil will be placed. Front yards will generally be sodded. Seed and mulch will be used in small areas where sod is impractical, in areas where sod would not be watered, and adjacent large trees. Seed will also be installed upon written request.
11. The Contractor will return for a short period of time (normally two weeks) to ensure that the grass is growing sufficiently in all disturbed areas. Homeowners are encouraged to water and maintain new lawn areas after the Contractor’s work has been completed.

The above phases may be interchanged somewhat based upon Contractor's preference, and weather conditions.

Access to each property’s driveway will be maintained during the majority of the work. Access may be limited during the following operations:

1. City sewer or sewer service installation directly in front of the driveway approach.
2. Installation of new catch basins and connections to City sewers.
3. Installation of the concrete pavement.
4. Installation of the concrete drive approach (or sidewalk).

Of the above, only items 3 and 4 should involve overnight periods. Once the new concrete is placed, it is important that all traffic stay off a minimum of seven (7) days. Note that the time between the beginning of road base construction until the drive approach is ready to be driven on can be as much as three (3) weeks. Sewer work will impede access during the day, but traffic will be permitted to return at night.

All residents will be notified ahead of time if access is to be restricted, so that vehicles may be pulled out if needed.

It is anticipated that if this project is approved by the City Commission in the fall of 2015 that the construction on this project should be included in a larger contract during the 2016 construction season.

INSPECTION

During construction, a City Inspector will be assigned to the project. The City Inspector and the Contractor's Foreman will be on site every day that work is occurring, and will be available to discuss any concerns or problems that you have as a result of the project. The Engineering Department will also be available between 8:00 A.M. and 5:00 P.M. weekdays to respond to any concerns that cannot be resolved at the work site (248-530-1840).

SPECIAL TREATMENTS

Note that any special landscaping treatments in the right-of-way, such as underground sprinklers, brick pavers, wood ties, or shrubbery will be impacted by the project. These special items will be removed if they will be inappropriate relative to the new street. Items such as underground sprinklers will likely be damaged or destroyed. Any repairs or replacement to sprinkler systems or other special landscaping treatments (within the right-of-way) will need to be accomplished by the property owner, prior to project completion, at their own expense. Replacement of such items will be subject to the provisions of a Special Treatment License.

VI. COSTS & FINANCING

ASSESSABLE COSTS

Assessable costs include grading, street surfaces, driveway approaches, sidewalks, curb and gutter, drainage structures, and final restoration. The City of Birmingham pays for 15% of the cost of the project. The adjacent property owners share the remaining 85%. The estimated assessment for this project is approximately $135.00 per front foot. The estimated cost includes engineering design, inspection, and project administration. Should bids come in significantly different than anticipated, City staff will review the costs and make an appropriate recommendation to the City Commission.

FINANCING INFORMATION

Once the assessment has been confirmed (at the estimated rate), and funding has been authorized, billings for the first installment shall be due and payable within sixty (60) days after billing. Normally this occurs near the starting date of the project. Bills not paid when due will be subject to additional interest and penalties. If you desire to pay the cost of the assessment over a ten-year period, you will pay interest at the rate fixed by the Commission at the time of the confirmation hearing. The interest rate selected reflects current market conditions, but will

not exceed 12%. You may pay off the assessment, including interest accrued to date; or you may pay the total amount at the first payment date and not accrue any interest. If you elect to pay in ten (10) installments, interest will then be charged to the second and subsequent bills, based upon the unpaid balance. Subsequent bills will arrive approximately every twelve (12) months thereafter, until the assessment is paid.

The following chart provides an example of the assessment period over ten (10) years using the rates specified above. An interest rate of 5% has been selected for this example, only.

For this example, a 50 foot lot width will be used, and a 130 square foot driveway approach. In addition, the sewer lateral replacement is estimated at $55.00 per linear foot for 30 feet in the road right of way. The assessment for this parcel would be calculated as follows:

Paving Assessment:	50 LF @ $ 135.00 / LF =	$ 6,750.00
Drive Approach:	130 SF @ $ 5.75 / SF =	$ 750.00
Sewer Lateral Replacement:	30 LF @ $ 55.00 / LF =	$ 1,650.00
	TOTAL:	$ 9,150.00

Total Cost = $ 9,150.00 No interest on first payment.
Assumed Interest Rate = 5% Interest due on unpaid balance.
Loan payable over 10-year period.
Principal payments = $ 9,150.00 divided by 10 = $ 915.00

YEARS	PRINCIPAL	UNPAID BALANCE	INTEREST CHARGE	YEARLY PAYMENT
1st Year	$ 915.00	$ 8,235.00	$ -	$ 915.00
2nd Year	$ 915.00	$ 7,320.00	$ 411.75	$ 1,326.75
3rd Year	$ 915.00	$ 6,405.00	$ 366.00	$ 1,281.00
4th Year	$ 915.00	$ 5,490.00	$ 320.25	$ 1,235.25
5th Year	$ 915.00	$ 4,575.00	$ 274.50	$ 1,189.50
6th Year	$ 915.00	$ 3,660.00	$ 228.75	$ 1,143.75
7th Year	$ 915.00	$ 2,745.00	$ 183.00	$ 1,098.00
8th Year	$ 915.00	$ 1,830.00	$ 137.25	$ 1,052.25
9th Year	$ 915.00	$ 915.00	$ 91.50	$ 1,006.50
10th Year	$ 915.00	$ -	$ 45.75	$ 960.75
TOTALS	$ 9,150.00		$ 2,058.75	$ 11,208.75

Average payment per year = $ 1,120.88

Note that the billing cycle may begin before the project is completed. There will be no refunds on interest paid by any property owner if this occurs.

VII. POST-CONSTRUCTION

BENEFITS

If the project is constructed, once completed, there are several benefits to be derived. As with other curbed streets, street-side leaf pickup during the months of October and November will be provided. Leaves need to be deposited at the curb, and the Department of Public Services will make two (2) pick-ups on each street, per year, at no additional cost. Once the road is paved, the City will be fully responsible for its continued maintenance. This will include patching, crack sealing, and eventually, resurfacing or complete reconstruction.

VIII. DISCLAIMER

The information provided in this report was based upon facts at the time written to the best of the Engineering Department's knowledge. The City of Birmingham reserves the right to change the policies and procedures noted herein without notice based upon changing conditions that may be appropriate in the future. If you have knowledge that any of the information contained in this report is incorrect, please contact the City of Birmingham Engineering Department as soon as possible to notify them of any inaccuracies.