

Ordinance On Special Assessment Procedure For The City Of Farmington

ORDINANCE NO. C-26-32
AN ORDINANCE PRESCRIBING THE COMPULSORY SPECIAL ASSESSMENT PROCEDURE OF THE CITY OF FARMINGTON, MICHIGAN, AFFECTED PROPERTY AND THE RESPECTIVE PROPORTIONS THEREOF, THE MAKING AND CONFIRMATION OF THE ASSESSMENT ROLL AND CORRECTIONS THEREON, THE COLLECTION OF SPECIAL ASSESSMENTS, AND ANY OTHER MATTERS CONCERNED WITH THE MAKING OF PUBLIC IMPROVEMENTS OR REMOVAL OF HAZARDS OR NUISANCES BY THE SPECIAL ASSESSMENT METHODS.

The City of Farmington Ordinance: TO ENACT THE SPECIAL ASSESSMENT PROJECTS.

Section 1. Proceedings for the making of public improvement within the City of Farmington may be commenced by resolution of the Council, on its own initiative, or by an initiative petition signed by property owners whose aggregate property in the special assessment district is assessed for more than 65% of the total assessed value of the privately owned property located therein, according with the last preceding general assessment roll; provided, however, that in the case of special assessments for paving or similar improvements which are normally assessed on a frontage basis against the property, such petitions shall be signed by the owners of more than 65% of the frontage of property to be assessed.

Such petitions shall contain in addition to the signature of the owners a brief description of the property owned by the respective signers thereof.

Such petitions shall be verified by the affidavit of one or more of the owners or by some person or persons who know the owners and that such signatures are genuine.

Petitions shall be addressed to the City Clerk and filed in the office of the City Clerk. Petitions shall not be mandatory upon the Council, but the Council may, at its discretion, and signed on blank forms furnished by the City.

All petitions shall be referred by the City Clerk to the City Manager. The City Manager shall check the petitions to determine whether they conform to the foregoing requirements and shall report his findings to the City Council.

SURVEY AND REPORT

Section 2. Before the Council shall consider the making of any public improvement, the same shall be referred by resolution to the City Manager directed to prepare a report thereon. Such report shall include necessary plans, specifications, and detailed estimates of cost, an assessment of the improvement, a description of the assessment district or districts, and such other pertinent information as the Council may decide the cost, extent and necessity of the improvement proposed and that part of property to be assessed should be paid by the City at large. The Council shall not be deemed to proceed with the making of any local or special improvement until such report of the City Manager has been filed, nor after a public hearing has been held by the Council for the purpose of hearing objections to the making of such public improvement.

COST OF CONDEMNED PROPERTY ADDED

Section 3. Whenever any property is acquired by condemnation, or otherwise, for the purpose of any special improvement, the cost of such acquisition, and the proceedings required to acquire such property, may be added to the cost of such improvement.

DETERMINATION ON THE PROJECT, NOTICE

Section 4. After the City Manager has presented the report required in Section 2 for making any local or public improvement, the Council and it has reviewed said report, a resolution may be passed terminating the necessity of the improvement; setting forth the nature thereof; prescribing the cost of such improvement; and the cost of such improvement shall be paid by special assessment upon the property specially benefited, or the termination of benefits received by affected properties and what part, if any, shall be paid by the city and sent by first class mail to all property owners in the proposed assessment district as established by the current assessment roll of the City. Hearing required by this section may be held at any regular, adjourned or special meeting of the Council.

OBJECTIONS TO IMPROVEMENT

Section 5. If, at or prior to such meeting of the Council, property owners whose property in the assessment district was assessed for more than 50% of the total assessed value of the privately owned real property located therein, in accordance with the last, preceding general assessment roll, or in case of paving or similar improvements the owners of more than 50% of the frontage to be assessed for any improvement shall object in writing to the proposed improvement, the improvement shall not be made by proceedings authorized by this

ordinance without a four-fifths (4/5) vote of the members of the City Council.

HEARING ON NECESSITY

Section 6. At the public hearing on the necessity of the improvement, all persons interested shall be given an opportunity to be heard, after which the Council may, at its discretion, determine whether the improvement is necessary, in such a manner as they shall deem proper, and the improvement shall be made as a whole; provided that if the amount of work is increased or additional work is added to the project, another hearing shall be held pursuant to notice prescribed in Section 4. If the determination of the Council shall be to proceed with the improvement, a resolution shall be passed approving the necessary plans, specifications, assessment district and detailed estimates of cost, and directing the City Manager to prepare a special assessment roll in accordance with the Council's determination and report of the City Manager.

DEVIATION FROM PLANS AND SPECIFICATIONS

Section 7. No deviation from original plans or specifications as approved shall be permitted by any officer or employee of the City, or by any contractor or subcontractor, without the approval of the Council by resolution. A copy of the resolution authorizing such changes shall be filed in the office of the City Clerk and attached to the original plans and specifications on file in his office.

CLAIMS ON PRELIMINARY EXPENSES

Section 8. No contract of expenditure for the cost of preparing necessary plans, specifications and estimates of cost, or any other public improvement, shall be entered into by the City, unless the same has been approved by the Council by resolution. A copy of the resolution authorizing such changes shall be filed in the office of the City Clerk and attached to the original plans and specifications on file in his office.

SPECIAL ASSESSMENT ROLL

Section 9. The City Manager shall make a special assessment roll of all lots and parcels of land within the assessment district benefited by the proposed improvement, and assess to each lot or parcel of land the amount beneficially received by the owner of each such lot or parcel, as shall be based upon the detailed estimate of the City Manager as approved by the Council.

ASSESSOR TO FILE ASSESSMENT ROLL

Section 10. When the Assessor has completed such assessment roll, he shall file the same with the City Clerk for presentation to the Council for review and certification by it.

MEETING TO REVIEW SPECIAL ASSESSMENT ROLL

Section 11. Upon receipt of the special assessment roll, the Council shall hold a public hearing on the same, and the City Clerk shall file in the office of the City Clerk for public examination, shall fix the time and place of such hearing, and shall cause such special assessment roll and give interested persons an opportunity to be heard; provided, however, that the time for such hearing shall not be less than 10 days after notice thereof has been published in a newspaper of general circulation in the city and sent by first class mail to all property owners in the proposed special assessment district as shown by the current assessment roll of the City. The meeting required by this section may be held at any regular, adjourned or special meeting of the Council.

CHANGES AND CORRECTIONS IN ASSESSMENT ROLL

Section 12. The Council shall, at the time and place designated for the review of the special assessment roll, and at such meeting, or proper adjournment thereof, shall consider all objections thereto submitted in writing. The Council may correct said roll as to any special assessment or description of any lot or parcel of land or other errors appearing therein; or it may, by resolution, amend such assessment roll and the same proceedings shall be followed in making a new roll or in the making of the original roll, if the Council determines that it is necessary to make such changes as the Council deems justified, the Council may, by resolution, amend such assessment roll and the same proceedings shall be followed in making a new roll or in the making of the original roll, if the Council determines that it is necessary to make such changes as the Council deems justified, the Council may, by resolution, amend such assessment roll and the same proceedings shall be followed in making a new roll or in the making of the original roll, if the Council determines that it is necessary to make such changes as the Council deems justified.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 13. All special assessments, except those which are payable at a future time as hereinafter provided, shall be due and payable at such time as the Council shall designate in the resolution confirming the special assessment roll, but in no case prior to 30 days after such confirmation. All special assessments not made payable at a future time shall be due and payable at the rate of six per cent per annum after the due date.

INSTALLMENT PAYMENTS—INTEREST

Section 14. The Council may provide for the payment of special assessments in annual installments not to exceed 15 in number, the first of which shall be due at such time as the Council shall designate in the resolution confirming the special assessment roll, but in no case prior to 30 days after such confirmation. All special assessments not made payable at a future time shall be due and payable at the rate of six per cent per annum after the due date.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 15. The Council may provide for the payment of special assessments in annual installments not to exceed 15 in number, the first of which shall be due at such time as the Council shall designate in the resolution confirming the special assessment roll, but in no case prior to 30 days after such confirmation. All special assessments not made payable at a future time shall be due and payable at the rate of six per cent per annum after the due date.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 16. The Council may provide for the payment of special assessments in annual installments not to exceed 15 in number, the first of which shall be due at such time as the Council shall designate in the resolution confirming the special assessment roll, but in no case prior to 30 days after such confirmation. All special assessments not made payable at a future time shall be due and payable at the rate of six per cent per annum after the due date.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 17. Upon confirmation of the special assessment roll, the City Clerk shall cause to be published in a newspaper of general circulation in the city and sent by first class mail to all property owners in the proposed special assessment district as shown by the current assessment roll of the City. The meeting required by this section may be held at any regular, adjourned or special meeting of the Council.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 18. Special assessments or initial installments which become due other than the first of May shall, if unpaid for thirty days or more on May first of any year, be certified as delinquent to the Council by the City Clerk and the Council shall place such delinquent assessments on the tax roll for that year together with all accrued collection fees, interest and penalties due thereon.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 19. Special assessments or installments thereof which become due July first of any year shall, if unpaid for thirty days or more on July first of any year, be certified as delinquent to the Council by the City Clerk and the Council shall place such delinquent assessments on the tax roll for that year together with all accrued collection fees, interest and penalties due thereon.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 20. The excess by which a special assessment proves larger than the actual cost of the improvement and expenses incidental thereto may be used to pay for the improvement for which it was levied and the expenses incident thereto, provided that the additional special assessment shall not exceed twenty-five per cent of the assessment as originally confirmed unless a meeting of the Council is held to review such additional assessment, for which meeting notice shall be published and mailed as provided in the case of review of the original special assessment roll.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 21. Whenever any special assessment is levied on the basis of the opinion of the Council, be invalid by reason of irregularity or informality in the proceedings, or if any such assessment is levied on the basis of such assessment to be illegal, the Council shall, whether the improvement has been made or not, or whether any part of the assessments have been paid or not, have power to annul a new assessment to be made for the same purpose for which the former assessment was made. All proceedings for such annulment shall be conducted in the same manner as provided for the original assessment, and whenever any sum or part thereof levied upon any property in the assessment so set aside has been paid and not refunded, the payment so made shall be applied upon the reassessment of the property for which the original assessment was levied, and the amount of the reassessment refunds shall be made.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 22. No judgment or decree nor any act of the Council vesting a special assessment shall destroy or annul the validity of any such assessment as such assessment may be equally charged against the property by regular mode of proceeding might have been lawfully assessed thereupon.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 23. No suit or action of any kind shall be instituted or maintained for the purpose of enforcing or enforcing the collection of any special assessment (1) unless within thirty days after the date of the Council's resolution of the special assessment roll, or (2) unless such suit or action shall be commenced within sixty days after confirmation of the rolls.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 24. Failure on the part of the City or any official or employee thereof to give or mail any notice required to be given by this ordinance, or failure by any property owner to receive any such notice shall not validate any special assessment or special assessment roll.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 25. Except as otherwise provided by Law or the Charter of the City, moneys raised by special assessment for any public improvement shall be segregated in a special fund and account and may be used only to pay for the costs of the improvement for which the assessment was levied and expenses incidental thereto or to pay any money borrowed therefor.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 26. The Council may combine several districts into one project for the purpose of effecting a saving in the costs. Provided, however, for each district there shall be established separate funds and accounts to cover the cost of the same.

CONFIRMATION OF SPECIAL ASSESSMENT ROLL

Section 27. This ordinance shall become effective on and after August 2, 1952.

Passed by unanimous vote at a Regular Meeting of said Council held July 21st, 1952.

Kenneth R. Loomis, Mayor

Harry W. Moore, City Clerk

J. Harry W. Moore, City Clerk of the City of Farmington, Michigan, do hereby certify that the above Resolution was adopted by said City Council at a Regular Meeting of said Council held in the Municipal Building of said City, on the 21st day of July, A. D. 1952.

Harry W. Moore, City Clerk

BANKERS OFFER SCHOLARSHIPS TO SHORT COURSES

Michigan bankers are offering a total of 240 scholarships of \$100 each for 8-week short courses in agriculture and home economics at Michigan State College.

Robert Dennis, of the MSC department of short courses, said that the boys and girls selected will enroll in the first term, which starts October 27. He also said that further information is available from high school teachers, agriculture and home economics county extension workers and bankers.

The instructional program for the girls includes work in food and nutrition, clothing, home furnishings and home management and consumer buying.

Boys will get a complete course in agriculture, including studies in livestock, dairying, crops, farm management, poultry, soils, horticulture, farm mechanics and other. They also may choose from several elective courses.

Dennis said that both boys and girls will get special courses in rural leadership, family relations, public relations procedure and public speaking.

The students will live in the short course dormitory and will eat in the short course cafeteria.

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SEVERABILITY

Section 28. If any section, clause or provision of this ordinance is declared by the Courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

WHEN THIS ORDINANCE BECOMES EFFECTIVE

Section 29. This ordinance shall become effective on and after August 2, 1952.

Passed by unanimous vote at a Regular Meeting of said Council held July 21st, 1952.

Kenneth R. Loomis, Mayor

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Harry W. Moore, City Clerk

CLARENCEVILLE CLIPPINGS

Mrs. Richard Schulkins
Phone Farmington 1479-J

July 14 the National Foundation for Infantile Paralysis of Clarenceville held its yearly meeting for the election of officers for the year 1952-53. New officers were: chairman, Mrs. Clara Hayley; secretary, Mrs. Bea Hodgson; treasurer, Mrs. Jean Bennett; publicity chairman, Mrs. Marge Schulkins; ways and means chairman, Mrs. Emma Carver; and her committee composed of Mrs. Pearl Phillips, Mrs. Elizabeth Wade, Mrs. Ernestine Colvin, Mrs. Dallas Page, Mrs. Glenn Nye, Mrs. Norma Emmabiser and Mrs. Helen Peace. There is a need for a lot more women to help in the Mothers' March on January 31. There weren't enough workers during the last drive, but to avoid the same mistake, planners are asking women to volunteer for next year's March now by phoning Mrs. Clara Hayley at Farmington 3745 or Mrs. Richard Schulkins at Farmington 1479-J.

Having just returned from a ten day vacation are Mr. and Mrs. Robert Schulkins and children of 2104 S. Middlebelt road. The family went to Quiber City to see Mrs. Schulkins' sister, Mrs. Jack Mahoney and a friend off for Europe. They then went down to Pittsburgh, Pennsylvania, to visit with Mrs. Schulkins' brother and his family, the Frederick Kupsky's, formerly of Farmington. They also visited Mr. Schulkins' uncle and aunt, Mr. and Mrs. George Davis and other relatives while in Pittsburgh.

Emmett Hight, son of Mr. and Mrs. Emmett Houghton, Jr., was ill all week and finally broke out with the measles.

Mrs. Louis Carter of Mulberry Drive, whose birthday was last Friday, celebrated at the home of her parents, Mr. and Mrs. Douglas Baddeley of 26300 Louise Street Sunday.

Mrs. Norman Ball of 20204 St. Francis was Mrs. Pearl Tellman from Toronto, Canada, as a house guest this week.

Miss Joanne Ball of 20204 St. Francis was here to see her mother. She is expecting her fiancé, Sgt. Tom A. Carey of Birmingham, Michigan, home on a 30-day leave.

Miss Suzanne Beard of 19415 Weybos is spending a week vacationing at Cass Lake with her uncle and aunt, Mr. and Mrs. W. Watson.

Mr. and Mrs. Cecil Bedson of

two daughters are the new tenants in the Ketter apartment at 28822 Eight Mile Road. S/A Walter Stever was home for the week end from Bainbridge, Maryland. He is the son of Mr. and Mrs. Laurin Stever of 21720 Cedar.

Mr. and Mrs. William Crenshaw and Mr. and Mrs. Donald Reagan are spending two weeks vacationing in Kentucky.

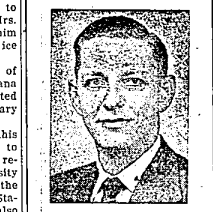
Mr. Ralph Stuller of 29535 Belmont Street, has been home the past few days with a virus infection.

Mr. and Mrs. C. Walton of 24541 Belfast spent the week end with her daughter and family, Mr. and Mrs. Roy Gilbert and son in Cleveland, Ohio.

NYLON FABRICS

Look for nylon fabrics made to appear like linen, shantung and satin. Also come in nylon tricot with floral prints suitable for dressmaking.

ROLLING DOWN THE RIVER



By Bob Kettler

Of course this story might not be true in all details, but a customer tells it to us and we're never one to doubt a customer, especially a lady customer. At least not much. This lady and her husband were taking a vacation and being tired the husband turns the car over to his wife, tells her to drive with the most caution and falls asleep.

So the ever-loving wife careens down the highway, or Land Cruiser along the highway, when directly ahead of her a freight train manages to get in the way and she's stuck half a mile of scenery. The lady of the Studebaker, who is most vigorously and manages to stop, just short of a defunct box car.

The noise, plus the sudden stop, awakens friend husband, who takes a horrified look at the tangled mess, turns to his wife and speaks as follows: "not bad Honey, not at all bad, even for you. Now please tell me one thing: how did you ever manage to do it?"

Well, we've always maintained that pretty rugged car, this Studebaker of ours. Amazingly powerful, too, with that new V-8 engine, to give you command of the road and the ease of handling, the extra riding comfort and the many fine touches and other such things. He maintains it's just coincidence that the two papers are so much alike, but finally subsidies when the instructor puts these papers side by side. The man says, "I'm a student driver. I'm sorry I don't know the answer to this." And the star's answer to the same question is, "I'm neither."

This tale, we'd ordinarily hold until fall, but with elections and all, we might forget it, and stories come too hard to go unmentioned. It is, of course, a football hero was about to be tossed out of school for writing me a letter and other such things. He maintains it's just coincidence that the two papers are so much alike, but finally subsidies when the instructor puts these papers side by side. The man says, "I'm a student driver. I'm sorry I don't know the answer to this." And the star's answer to the same question is, "I'm neither."

It just so happens that we have a lot of right answers and a lot of wrong answers concerning the best method of getting the most out of your car. Why not bring it in for a tune up and a start inspection... that change of oil it needs when the weather is so hot and the miles are so many expert mechanics will give you back a car that sounds, feels and drives much better... do it now!

That's that, but they tell us the best way a girl can keep her car in the best condition is to introduce him to her friends.

Yours,
BOB KETTLER

KETTLER Motor Sales
Studebaker Sales & Service
20735 Grand River, KE-1700

CURRENT RATE ON YOUR SAVINGS AT THE SURETY Savingscenter

ALL ACCOUNTS INSURED TO \$10,000

Start now - reach your savings goal sooner with Surety's current rate of 2% on savings. If your savings aren't earning 2% stop soon at Surety's convenient Redford Savingscenter located one block west of Lahser on Grand River, or downtown at 1250 Griswold.

YOU WILL RECEIVE A FINE PEN AND PENCIL SET WHEN YOU OPEN AN ACCOUNT FOR \$25 OR MORE.

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OPEN 10 TO 5 MONDAY Through THURSDAY 10 TO 8 FRIDAY

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SURETY Savingscenter

SURETY SAVINGS AND LOAN ASSOCIATION
Home of the Thrift Twins
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Downtown: 1250 Griswold

OPEN 10 TO 5 MONDAY Through THURSDAY 10 TO 8 FRIDAY

Come in and get your FREE COIN BANK

That's that, but they tell us the best way a girl can keep her car in the best condition is to introduce him to her friends.

Yours,
BOB KETTLER

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