



301 W. MAIN • OWOSSO, MICHIGAN 48867-2958 • (989) 725-0599 • FAX (989) 723-8854

MEMORANDUM

DATE: October 6, 2025

TO: Owosso City Council

FROM: Katherine Fagan, City Treasurer

RE: Hazards and Nuisances Special Assessment Roll

Over the course of the year, the City takes action to alleviate nuisances and hazards to the public that exist on private property. The charges for these actions are invoiced to the owner of record for the property. At least once a year, per section 28-10.5 of the Code, any charges left unpaid shall be established as liens to the affected property. Once the lien is established I would be authorized to add the amount of the invoices to the tax roll.

The associated document to this memo details the outstanding nuisance and hazard invoices since this process last took place in December of 2024. It lists the invoice numbers, the date of the invoice, the parcel number and address, the type of nuisance or hazard and the amount of the invoice.

The process for establishing a lien is handled via special assessment. Initially, the list of outstanding invoices is presented to Council with a request to set a public hearing. Upon this action, letters are sent to the affected property owners informing them of the City's intent to lien their property if the invoice(s) remains unpaid. They then have the opportunity to protest the proposed action at the public hearing. At the conclusion of the public hearing the Council can accept the roll as presented, make amendments to the roll, or hold off on action all together (though this is not recommended).

Tonight, I recommend that you take action to start this process in motion by setting a public hearing for October 20, 2025, to receive citizen comment regarding this roll. An updated list of unpaid invoices to be added to the tax roll will be provided to you at the public hearing.

RESOLUTION NO.

**SPECIAL ASSESSMENT DISTRICT NO. 2025-101
HAZARDS AND NUISANCES**

WHEREAS, the Assessor has prepared a special assessment roll for the purpose of specially assessing that portion of the unpaid costs incurred in the altering, repairing, tearing down, abating or removing of hazards and nuisances more particularly hereinafter described to the properties specially benefited by said public improvement, and the same has been presented to the Council by the City Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll is hereby accepted and shall be filed in the office of the City Clerk for public examination.
2. The Council shall meet at the Owosso City Hall, Owosso, Michigan at 6:30 o'clock p.m., on Monday, October 20, 2025 for the purpose of hearing all persons interested in said special assessment roll and reviewing the same.
3. The City Clerk is directed to publish the notice of said hearings once in *The Argus Press*, the official newspaper of the City of Owosso, not less than ten (10) days prior to said hearing and shall further cause notice of said hearing to be sent by first class mail to each owner of the property subject to assessment, as indicated by the records in the City Assessor's office as shown on the general tax rolls of the City, at least ten (10) days before the time of said hearing, said notice to be mailed to the addresses shown on said general tax rolls of the City.

The notice of said hearing to be published and mailed shall be in substantially the following form:

**NOTICE OF HEARING TO REVIEW
SPECIAL ASSESSMENT ROLL – HAZARDS AND NUISANCES
CITY OF OWOSSO
COUNTY OF SHIAWASSEE, MICHIGAN**

TO THE OWNERS OF THE OF THE FOLLOWING DESCRIBED PROPERTY:

TAKE NOTICE that a Special Assessment Roll-Hazards and Nuisances has been prepared for the purpose of defraying the unpaid costs incurred in the altering, repairing, tearing down, abating or removing of hazards and nuisances on the property listed below.

Parcel #	Address	Srvc Code	Amount Due
050-560-000-015-00	1406 BUCKLEY DR	CLEAN	\$ 441.28
050-720-000-001-00	539 N CHIPMAN ST	CLEAN	\$ 284.42
050-050-000-038-00	114 S CEDAR ST	WEEDS	\$ 405.00
050-114-004-004-00	STATE ST	WEEDS	\$ 270.00
050-114-004-005-00	1115 STATE ST	WEEDS	\$ 270.00
050-114-006-001-00	1122 S CEDAR ST	WEEDS	\$ 675.00
050-240-003-006-00	621 N SAGINAW ST	WEEDS	\$ 290.00
050-250-000-040-00	624 PINE ST	WEEDS	\$ 135.00
050-380-002-003-00	318 RANDOLPH ST	WEEDS	\$ 270.00
050-390-004-012-00	1260 ADAMS ST	WEEDS	\$ 675.00
050-420-004-005-00	612 BROADWAY AVE	WEEDS	\$ 135.00

050-420-010-021-00	810 BROADWAY AVE	WEEDS	\$ 270.00
050-542-000-005-00	412 E MAIN ST	WEEDS	\$ 540.00
050-553-000-008-00	1500 MCMILLAN AVE	WEEDS	\$ 284.50
050-651-022-004-00	306 CORUNNA AVE	WEEDS	\$ 270.00
050-652-010-024-00	917 S PARK ST	WEEDS	\$ 540.00
050-660-011-001-00	219 N CEDAR ST	WEEDS	\$ 270.00
050-660-022-004-00	216 S ELM ST	WEEDS	\$ 426.50
050-113-015-006-00	1401 W MAIN ST	WTR	\$ 2,150.00
050-114-003-010-00	1116 STATE ST	WTR	\$ 3,751.08
Total:			\$ 12,352.78

TAKE NOTICE THAT ANY HAZARDS/NUISANCES INVOICES OR CHARGES REMAINING UNPAID AS OF THEIR DUE DATE WILL BE INCLUDED ON THIS ROLL.

The said Special Assessment Roll-Hazards and Nuisances is on file for public examination with the City Clerk and any objections to said Special Assessment Roll-Hazards and Nuisances must be filed in writing with the City Clerk prior to the close of the hearing to review said Special Assessment Roll-Hazards and Nuisances.

TAKE FURTHER NOTICE that appearance and protest at this hearing is required in order to appeal the amount of the special assessment to the State Tax Tribunal if an appeal should be desired. A property owner or party in interest, his or her agent, may appear in person at the hearing to protest the special assessment or may file his or her appearance by letter and his or her personal appearance shall not be required. The property owner or any person having an interest in the property subject to the proposed special assessment may file a written appeal of the special assessment with the State Tax Tribunal within thirty days after confirmation of the special assessment roll if that special assessment was protested at this hearing.

TAKE FURTHER NOTICE that the City Council will meet at the Owosso City Hall, Owosso, Michigan at 6:30 p.m. on Monday, October 20, 2025 for the purpose of reviewing said Special Assessment Roll-Hazards and Nuisances and for the purpose of considering all objections to said roll submitted in writing. If you have questions regarding this notice, please contact the City Treasurer's Office at 725-0599.

4. The City Treasurer is directed to write-off the following hazards and nuisances charges, consisting of unpaid invoices that are unable to be leined due to the Shiawassee County tax sale process:

Invoice Date	Invoice #	Parcel #	Address	Srvs Code	Amount Due
8/20/2024	7417	050-010-015-001-00	GILLIAM, HARLAN A	WEEDS	\$ 135.00
11/21/2024	7483	451	SANCHEZ, IVET	MISC	\$ 1,004.95
9/11/2024	7449	050-240-002-019-00	SCHUTT, NICHOLAS	WEEDS	\$ 135.00
8/15/2024	7399	050-240-002-019-00	SCHUTT, NICHOLAS	WEEDS	\$ 135.00
Total:					\$ 1,409.95

Delinquent Invoices to Tax 2025					
Invoice Date	Invoice #	Customer #	Address	Srvc Code	Amount Due
8/15/2024	7400	050-542-000-005-00	412 E MAIN ST	WEEDS	\$ 135.00
8/15/2024	7402	050-240-003-006-00	621 N SAGINAW ST	WEEDS	\$ 145.00
8/15/2024	7404	050-390-004-012-00	1260 ADAMS ST	WEEDS	\$ 135.00
8/15/2024	7411	050-652-010-024-00	917 S PARK ST	WEEDS	\$ 135.00
8/20/2024	7412	050-050-000-038-00	114 S CEDAR ST	WEEDS	\$ 135.00
8/20/2024	7413	050-651-022-004-00	306 CORUNNA AVE	WEEDS	\$ 135.00
8/20/2024	7416	050-114-006-001-00	1122 S CEDAR ST	WEEDS	\$ 135.00
9/11/2024	7445	050-240-003-006-00	621 N SAGINAW ST	WEEDS	\$ 145.00
9/11/2024	7450	050-114-006-001-00	1122 S CEDAR ST	WEEDS	\$ 135.00
10/15/2024	7474	050-542-000-005-00	412 E MAIN ST	WEEDS	\$ 135.00
10/15/2024	7476	050-651-022-004-00	306 CORUNNA AVE	WEEDS	\$ 135.00
10/15/2024	7477	050-390-004-012-00	1260 ADAMS ST	WEEDS	\$ 135.00
3/11/2025	7590	050-720-000-001-00	539 N CHIPMAN ST	CLEAN	\$ 284.42
5/6/2025	7639	050-560-000-015-00	1406 BUCKLEY DR	CLEAN	\$ 441.28
5/14/2025	7641	050-114-003-010-00	1116 STATE ST	WTR	\$ 1,704.56
5/14/2025	7642	050-114-003-010-00	1116 STATE ST	WTR	\$ 2,046.52
6/17/2025	7676	050-050-000-038-00	114 S CEDAR ST	WEEDS	\$ 135.00
6/17/2025	7678	050-420-010-021-00	810 BROADWAY AVE	WEEDS	\$ 135.00
6/17/2025	7679	050-660-011-001-00	219 N CEDAR ST	WEEDS	\$ 135.00
6/17/2025	7680	050-652-010-024-00	917 S PARK ST	WEEDS	\$ 135.00
6/18/2025	7681	050-114-004-004-00	STATE ST	WEEDS	\$ 135.00
6/18/2025	7682	050-114-004-005-00	1115 STATE ST	WEEDS	\$ 135.00
6/18/2025	7683	050-250-000-040-00	624 PINE ST	WEEDS	\$ 135.00
6/18/2025	7684	050-114-006-001-00	1122 S CEDAR ST	WEEDS	\$ 135.00
6/18/2025	7686	050-660-022-004-00	216 S ELM ST	WEEDS	\$ 142.50
6/18/2025	7687	050-380-002-003-00	318 RANDOLPH ST	WEEDS	\$ 135.00
6/18/2025	7688	050-390-004-012-00	1260 ADAMS ST	WEEDS	\$ 135.00
6/18/2025	7689	050-542-000-005-00	412 E MAIN ST	WEEDS	\$ 135.00
6/18/2025	7690	050-553-000-008-00	1500 MCMILLAN AVE	WEEDS	\$ 142.50
6/18/2025	7691	050-652-010-024-00	917 S PARK ST	WEEDS	\$ 135.00
7/7/2025	7713	050-114-004-004-00	STATE ST	WEEDS	\$ 135.00
7/7/2025	7714	050-114-004-005-00	1115 STATE ST	WEEDS	\$ 135.00
7/7/2025	7715	050-114-006-001-00	1122 S CEDAR ST	WEEDS	\$ 135.00
7/7/2025	7716	050-660-022-004-00	216 S ELM ST	WEEDS	\$ 142.00
7/7/2025	7717	050-380-002-003-00	318 RANDOLPH ST	WEEDS	\$ 135.00
7/7/2025	7718	050-390-004-012-00	1260 ADAMS ST	WEEDS	\$ 135.00
7/7/2025	7719	050-542-000-005-00	412 E MAIN ST	WEEDS	\$ 135.00
7/7/2025	7721	050-553-000-008-00	1500 MCMILLAN AVE	WEEDS	\$ 142.00
7/14/2025	7725	050-113-015-006-00	1401 W MAIN ST	WTR	\$ 2,150.00
7/15/2025	7726	050-420-010-021-00	810 BROADWAY AVE	WEEDS	\$ 135.00
7/15/2025	7727	050-660-011-001-00	219 N CEDAR ST	WEEDS	\$ 135.00
7/15/2025	7728	050-050-000-038-00	114 S CEDAR ST	WEEDS	\$ 135.00

7/15/2025	7730	050-420-004-005-00	612 BROADWAY AVE	WEEDS	\$ 135.00
7/15/2025	7731	050-114-006-001-00	1122 S CEDAR ST	WEEDS	\$ 135.00
7/15/2025	7732	050-652-010-024-00	917 S PARK ST	WEEDS	\$ 135.00
7/15/2025	7733	050-660-022-004-00	216 S ELM ST	WEEDS	\$ 142.00
7/15/2025	7734	050-390-004-012-00	1260 ADAMS ST	WEEDS	\$ 135.00
				Total:	\$ 12,352.78
Uncollectable Invoices 2025					
Invoice Date	Invoice #	Parcel #	Address	Srvc Code	Amount Due
8/20/2024	7417	050-010-015-001-00	GILLIAM, HARLAN A	WEEDS	\$ 135.00
11/21/2024	7483	451	SANCHEZ, IVET	MISC	\$ 1,004.95
9/11/2024	7449	050-240-002-019-00	SCHUTT, NICHOLAS	WEEDS	\$ 135.00
8/15/2024	7399	050-240-002-019-00	SCHUTT, NICHOLAS	WEEDS	\$ 135.00
				Total:	\$ 1,409.95