



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: April 9, 2018

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: Setting Public Hearing for Special Assessment Roll for Hanover Street Resurfacing

RECOMMENDATION:

City staff recommends approval of Resolution No. 4 which sets the second public hearing for the Hanover Street Resurfacing Project.

BACKGROUND:

This public hearing is intended to provide affected residents with the opportunity to comment regarding their individual assessments.

Step Four/Resolution No. 4 takes place after the bids are received. Estimated assessment amounts are adjusted if necessary to reflect the actual cost as dictated by the bids received. A second public hearing is set to allow property owners to comment on their particular assessment. Each property owner is sent a second notice containing the date and time of the public hearing and the amount of the proposed assessment for their property. City Council sets the date for the second public hearing at its **April 16, 2018** meeting.

Step Five/Resolution No. 5 documents the second public hearing, finalizes the special assessment roll and sets the terms of payment. This public hearing is designed to allow affected citizens the opportunity to argue whether or not the amount of their assessment is fair and equitable in relation to the benefit they receive from the project. If, after hearing citizen comment, the council decides adjustments need to be made to the assessment roll they may do so. Alternately, if it is felt all the assessments are fair and equitable the resolution may be passed as written.

Tonight the council will be considering Resolution No. 4 for the proposed district as a part of the Consent Agenda. Staff recommends authorization of Resolution No. 4 setting a public hearing for Monday, May 7, 2018 to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

Hanover Street, Public Street, from Harding Avenue to north end of street

Attachment(s): Hanover Street Resolution No. 4
Special Assessment Roll

RESOLUTION NO.

**SPECIAL ASSESSMENT RESOLUTION NO. 4
SETTING A PUBLIC HEARING
TO RECEIVE COMMENT REGARDING
SPECIAL ASSESSMENT DISTRICT NO. 2018-02
HANOVER STREET, A PUBLIC STREET, FROM HARDING AVENUE TO NORTH END**

WHEREAS, the Assessor has prepared a special assessment roll for the purpose of specially assessing that portion of the cost of the public improvements 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 7:30 o'clock p.m., on Monday, May 7, 2018 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.
4. 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
CITY OF OWOSSO, COUNTY OF SHIAWASSEE, MICHIGAN**

TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

Hanover Street, a Public Street, from Harding Avenue to north end of street

TAKE NOTICE that a Special Assessment roll has been prepared for the purpose of defraying the Special Assessment district's share of the cost of the following described improvements:

Street Resurfacing

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

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 assessments 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 7:30 p.m. on Monday, May 7, 2018 for the purpose of reviewing said special assessment roll and for the purpose of considering all objections to said roll submitted in writing.

HANOVER ST. HARDING TO NORTH END
WEST SIDE

SPECIAL ASSESSMENT ROLL

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	AMOUNT OF ESTIMATE
1104	HANOVER	590-000-001	224.08	0.75	168.06	18.57	\$3,120.87	\$ 4,374.60
1017	HANOVER	030-000-016	102.04	1	102.04	18.57	\$1,894.88	\$ 2,656.10
1083	HANOVER	030-000-015	102.04	1	102.04	18.57	\$1,894.88	\$ 2,656.10
1107	HANOVER	030-000-014	68.03	1	68.03	18.57	\$1,263.32	\$ 1,770.82
1121	HANOVER	030-000-013	68.03	1	68.03	18.57	\$1,263.32	\$ 1,770.82
1137	HANOVER	030-000-012	68.03	1	68.03	18.57	\$1,263.32	\$ 1,770.82
1151	HANOVER	030-000-011	68.03	1	68.03	18.57	\$1,263.32	\$ 1,770.82
1165	HANOVER	030-000-010	102.04	1	102.04	18.57	\$1,894.88	\$ 2,656.10
1193	HANOVER	030-000-009	102.04	0.75	76.53	18.57	\$1,421.16	\$ 1,992.08
1201	HANOVER	230-000-008	75.00	0.75	56.25	18.57	\$1,044.56	\$ 1,464.19
1205	HANOVER	230-000-007	82.50	1	82.50	18.57	\$1,532.03	\$ 2,147.48
1209	HANOVER	230-000-006	82.50	1	82.50	18.57	\$1,532.03	\$ 2,147.48
1213	HANOVER	230-000-005	82.50	1	82.50	18.57	\$1,532.03	\$ 2,147.48
1217	HANOVER	230-000-004	82.50	1	82.50	18.57	\$1,532.03	\$ 2,147.48
1221	HANOVER	230-000-003	82.50	1	82.50	18.57	\$1,532.03	\$ 2,147.48
1225	HANOVER	230-000-002	82.50	1	82.50	18.57	\$1,532.03	\$ 2,147.48
1229	HANOVER	230-000-001	64.50	1	64.50	18.57	\$1,197.77	\$ 1,678.94
			1538.86		1438.58		\$26,714.43	\$37,446.24

EAST SIDE

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	AMOUNT OF ESTIMATE
1200	HANOVER	690-000-010	191.20	0.75	143.40	18.57	2,662.94	\$ 3,732.70
	HANOVER	690-000-011	109.30	1	109.30	18.57	2,029.70	\$ 2,845.08
1100	HANOVER	520-000-001	131.97	0.75	98.98	18.57	1,838.01	\$ 2,576.38
1101	HANOVER	520-000-010	147.00	0.75	110.25	18.57	2,047.34	\$ 2,869.81
1122	HANOVER	520-000-009	150.00	1	150.00	18.57	2,785.50	\$ 3,904.50
1132	HANOVER	690-000-009	124.00	1	124.00	18.57	2,302.68	\$ 3,227.72
1202	HANOVER	690-000-008	126.00	1	126.00	18.57	2,339.82	\$ 3,279.78
1208	HANOVER	690-000-007	127.00	1	127.00	18.57	2,358.39	\$ 3,305.81
1212	HANOVER	690-000-006	128.00	1	128.00	18.57	2,376.96	\$ 3,331.84
1332	HANOVER	690-000-002	102.81	1	102.81	18.57	1,909.18	\$ 2,676.14
1334	HANOVER	690-000-004	100.00	1	100.00	18.57	1,857.00	\$ 2,603.00
1338	HANOVER	690-000-001	148.00	1	148.00	18.57	2,748.36	\$ 3,852.44
			1585.28		1467.74		\$27,255.89	\$38,205.21

Note: 1200 Handover St. footage is 204.2' used 191.2'

HANOVER

SPECIAL ASSESSMENT ROLL

ENGINEER'S ESTIMATE \$134,918.65

CITY SHARE 60% \$80,951.19

LAND OWNER 40% \$53,967.46

AMOUNT ASSESSMENT \$53,970.32

TOTAL \$134,918.65

ASSESSABLE FRONT FOOT TOTAL 2906.32

FRONT FOOT RATE \$18.57