



## MEMORANDUM

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

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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 Harding Avenue Resurfacing

### RECOMMENDATION:

City staff recommends approval of Resolution No. 4 which sets the second public hearing for the Harding Avenue 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 second public hearing at its April 16, 2018 meeting for Monday, May 7, 2018.

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:

**Harding Avenue, a Public Street, from Chipman Street to Hanover Street**

Attachment(s): Harding Avenue 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. 2018-03  
HARDING AVENUE, A PUBLIC STREET, FROM CHIPMAN STREET TO HANOVER STREET**

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:

**Harding Avenue, a Public Street, from Chipman Street to Hanover 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.

HARDING AVE. CHIPMAN TO HANOVER  
SOUTH 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
912	CHIPMAN	690-006-002	75	0.75	56.25	\$23.37	\$1,314.56	\$ 1,695.38
1207	HARDING	690-006-003	90	1	90	\$23.37	\$2,103.30	\$ 2,712.60
721	WILLOW SPRING	690-006-001	132	0.75	99	\$23.37	\$2,313.63	\$ 2,983.86
720	WILLOW SPRING	690-000-016	191	0.75	143.25	\$23.37	\$3,347.75	\$ 4,317.56
1111	HARDING	960-000-017	134	1	134	\$23.37	\$3,131.58	\$ 4,038.76
1109	HARDING	690-000-018	134	1	134	\$23.37	\$3,131.58	\$ 4,038.76
1105	HARDING	690-000-014	151.5	1	151.5	\$23.37	\$3,540.56	\$ 4,566.21
1004	HANOVER	690-000-019	37.63	0.75	28.22	\$23.37	\$659.56	\$ 850.63
1000	HANOVER	690-000-020	0	1	0	\$23.37	\$0.00	\$ -
			945.13		836.22		\$19,542.52	\$ 25,203.75

Note: 1004 Harding Total footage is 49.5' used 37.63'

Note: 1000 Harding has no footage on the street

NORTH SIDE

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	AMOUNT OF ESTIMATE
1000	CHIPMAN	590-000-012	132	0.75	99	\$23.37	\$2,313.63	\$ 2,983.86
1212	HARDING	590-000-011	70	1	70	\$23.37	\$1,635.90	\$ 2,109.80
1208	HARDING	590-000-010	105	1	105	\$23.37	\$2,453.85	\$ 3,164.70
1126	HARDING	590-000-009	105	1	105	\$23.37	\$2,453.85	\$ 3,164.70
1124	HARDING	590-000-008	70	1	70	\$23.37	\$1,635.90	\$ 2,109.80
1122	HARDING	590-000-007	70	1	70	\$23.37	\$1,635.90	\$ 2,109.80
1118	HARDING	590-000-006	70	1	70	\$23.37	\$1,635.90	\$ 2,109.80
1116	HARDING	590-000-005	70	1	70	\$23.37	\$1,635.90	\$ 2,109.80
1114	HARDING	590-000-004	105	1	105	\$23.37	\$2,453.85	\$ 3,164.70
1108	HARDING	590-000-002	102.25	1	102.25	\$23.37	\$2,389.58	\$ 3,081.82
1104	HARDING	590-000-001	66	0.75	49.5	\$23.37	\$1,156.82	\$ 1,491.93
			965.25		915.75		\$21,401.08	\$ 27,600.71

HARDING

SPECIAL ASSESSMENT ROLL

ENGINEER'S ESTIMATE

\$102,354.88

CITY SHARE 60% \$61,412.93

LAND OWNER 40% \$40,941.95

TOTAL \$102,354.88

AMOUNT ASSESSMENT \$40,943.60

ASSESSABLE FRONT FOOT TOTAL 1751.97

FRONT FOOT RATE \$23.37