



MEMORANDUM

This information was given to City Council for the February 4, 2019 meeting.

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

DATE: January 29, 2019

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: Setting Public Hearing for Special Assessment Roll for Palmer Street Rehabilitation

RECOMMENDATION:

Approval of Resolution No. 4 which sets the second public hearing for the Palmer Street Rehabilitation Project. After City Council approved of Resolution No. 3 at its October 15, 2018 meeting, staff reviewed new soil boring information and discovered unsuitable base conditions for a street resurfacing project. Staff recommends a pavement rehabilitation project for Palmer Street. The Special Assessment Roll presented herewith is adjusted so that property owners are assessed for the top 2.5 inches of new pavement, as previously directed by City Council. The remaining cost will be charged to the city at large.

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 **February 4, 2019** 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, **February 18, 2019** to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

Palmer Street, Public Street, from Gute Street to Prindle Street

Attachment(s): (1) Palmer Street Resolution No. 4
(2) Special Assessment Roll/s

RESOLUTION NO.

**PALMER STREET
FROM GUTE STREET TO PRINDLE STREET
SPECIAL ASSESSMENT RESOLUTION NO. 4**

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, February 18, 2019 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:

PALMER STREET, A PUBLIC STREET, FROM GUTE STREET TO PRINDLE 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 REHABILITATION

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, February 18, 2019 for the purpose of reviewing said special assessment roll and for the purpose of considering all objections to said roll submitted in writing.

City of Owosso

Proposed Special Assessment

Palmer Avenue From Gute St. to Prindle St.



Legend

 Palmer Ave Assessment Parcels

 City Parcels 2018

1100 Street Address Number



1 inch = 200 feet



**SPECIAL ASSESSMENT ROLL
DISTRICT NO. 2019-09
PALMER AVENUE**

PALMER AVENUE FROM GUTE TO PRINDLE

SPECIAL ASSESSMENT ROLL

RESO #4

WEST SIDE

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
330	GUTE	BRAINERD, QUENTIN II	500-001-001	71	0.75	53.25	\$22.24	\$1,184.28	R-1
1120	PALMER	LOXEN, DAVID L & CATHERINE M	500-001-002	66	1	66.00	\$22.24	\$1,467.84	R-1
1118	PALMER	LOXEN, DAVID	500-001-003	132	1	132.00	\$22.24	\$2,935.68	R-1
1106	PALMER	ALLEN, LUCAIS J	500-001-004	132	1	132.00	\$22.24	\$2,935.68	R-1
1104	PALMER	HORSKI, ADAM J	500-001-005	66	0.75	49.50	\$22.24	\$1,100.88	R-1
				467		432.75		\$9,624.36	

EAST SIDE

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
250	GUTE	SANBURN, JOSHUA M	500-002-001	155.25	0.75	116.44	\$22.24	\$2,589.57	R-1
1113	PALMER	ALBERDA, CHRISTOPHER S	500-002-002	66	1	66.00	\$22.24	\$1,467.84	R-1
1109	PALMER	SCHUETZ, JUSTIN	500-002-003	66	1	66.00	\$22.24	\$1,467.84	R-1
1105	PALMER	DEMELLO, PATRICK R	500-002-004	132	0.75	99.00	\$22.24	\$2,201.76	R-1
				419.25		347.44		\$7,727.01	

TOTAL ASSESSABLE FRONT FOOTAGE:

780.19

**POST BID ASSESSMENT CALCULATIONS
PALMER AVENUE**

PALMER AVENUE FROM GUTE TO PRINDLE

SPECIAL ASSESSMENT ROLL

RESO #4

ENGINEER'S ESTIMATE ELIGIBLE AMOUNT	\$44,842.90
ASSESSABLE RESIDENTIAL FRONT FEET	780.19
ASSESSABLE COMMERCIAL FRONT FEET	0.00
TOTAL ASSESSABLE FRONT FEET	780.19

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
PROPERTY TYPE			
TOTAL ELIGIBLE PER TYPE	\$52,406.60	\$52,406.60	
CITY SHARE \geq 60%	\$35,056.65	\$31,443.96	
PROPERTY SHARE @ \leq 40%	\$17,349.95	\$20,962.64	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/TOTAL FRONT FEET	\$22.24	\$26.87	
TOTAL FRONT FEET PER TYPE	780.19	0.00	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$17,349.95	\$0.00	\$17,349.95

SUMMARY: ACTUAL SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

WEST SIDE	\$9,624.36
EAST SIDE	\$7,727.01
TOTAL SPECIAL ASSESSMENT	\$17,351.37

**ENGINEER'S ESTIMATE - POST BID
PALMER AVENUE**

ENGINEER'S ESTIMATE OF PROBABLE COST FOR PALMER AVENUE, FROM GUTE TO PRINDLE-RESO #4

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
MOBILIZATION, MAX_____	LSUM	0.09	\$ 32,972.00	\$ 2,967.48	\$ 2,967.48	\$ 1,780.49	\$ 1,186.99	\$ 1,186.99
CURB AND GUTTER, REM	LFT	320	\$ 4.00	\$ 1,280.00	\$ 1,280.00	\$ 768.00	\$ 512.00	\$ 512.00
PAVT, REM	SYD	83	\$ 5.00	\$ 415.00	\$ 415.00	\$ 249.00	\$ 166.00	\$ 166.00
SIDEWALK, REM	SYD	21	\$ 6.00	\$ 126.00				
MACHINE GRADING, MODIFIED (INCLUDES EARTH EXC)	STA	9	\$ 900.00	\$ 8,100.00	\$ 2,025.00	\$ 1,215.00	\$ -	\$ 810.00
SUBGRADE UNDERCUTTING, TYPE II	CYD	100	\$ 25.00	\$ 2,500.00				
DR STRUCTURE COVER, ADJ, CASE 1	EA	1	\$ 450.00	\$ 450.00	\$ 450.00	\$ 270.00	\$ 180.00	\$ 180.00
DR STRUCTURE, TEMP LOWERING	EA	1	\$ 200.00	\$ 200.00	\$ 200.00	\$ 120.00	\$ 80.00	\$ 80.00
DR STRUCTURE COLLAR, MODIFIED	EA	1	\$ 650.00	\$ 650.00	\$ 650.00	\$ 390.00	\$ 260.00	\$ 260.00
DR STRUCUTRE COVER, TYPE EJ 1120 W/ SOLID GASKET SEALED COVER	EA	1	\$ 600.00	\$ 600.00	\$ 600.00	\$ 360.00	\$ 240.00	\$ 240.00
HMA SURFACE, REMOVE (2.5")	SYD	1443	\$ 4.00	\$ 5,772.00	\$ 5,772.00	\$ 3,463.20	\$ 2,308.80	\$ 2,308.80
GEOTEXTILE SEPARATOR	SYD	1443	\$ 1.50	\$ 2,164.50				
AGGREGATE BASE, 8 INCH	SYD	1443	\$ 15.25	\$ 22,005.75	\$ 5,501.44	\$ 3,300.86	\$ -	\$ 2,200.58
*HMA, 13A-(4")	TON	321	\$ 82.00	\$ 26,322.00	\$ 16,451.25	\$ 9,870.75	\$ 6,580.50	\$ 6,580.50
DRIVEWAY, NONREINF CONC, 6 INCH	SYD	70	\$ 45.00	\$ 3,150.00				
CURB AND GUTTER, CONC, DET F4, MODIFIED	LFT	320	\$ 20.00	\$ 6,400.00	\$ 6,400.00	\$ 3,840.00	\$ 2,560.00	\$ 2,560.00
SIDEWALK, CONC, 4 INCH	SYD	43	\$ 4.50	\$ 193.50				
SIDEWALK, CONC, 6 INCH	SYD	230	\$ 5.50	\$ 1,265.00				
TURF ESTABLISHMENT, PERFORMANCE	SYD	250	\$ 5.00	\$ 1,250.00				
MAINTENANCE GRAVEL	TON	60	\$ 10.00	\$ 600.00	\$ 600.00	\$ 360.00	\$ 240.00	\$ 240.00
VALVE BOX, ADJ	EA	2	\$ 175.00	\$ 350.00				
MINOR TRAF DEVICES	LSUM	0.09	\$ 4,000.00	\$ 360.00	\$ 360.00	\$ 216.00	\$ 144.00	
BARRICADE, TYPE III, HIGH INTENSITY, FURN AND OPER	EA	2	\$ 60.00	\$ 120.00				
PLASTIC DRUM HIGH INTENSITY, FURN AND OPER	SFT	10	\$ 11.00	\$ 110.00				
SIGN, TYPE B, TEMP, PRISMATIC, FURN AND OPER	SFT	25	\$ 4.25	\$ 106.25				
SUB TOTALS				\$ 87,457.48	\$ 43,672.17	\$ 26,203.30	\$ 14,458.29	\$ 17,468.87
INDIRECT COSTS:								
ENGINEERING @ 15% OF SUB TOTAL				\$ 13,118.62	\$ 6,550.83	\$ 3,930.50	\$ 2,168.74	\$ 2,620.33
ADMINISTRATIVE @ 5% OF SUB TOTAL				\$ 4,372.87	\$ 2,183.61	\$ 1,310.17	\$ 722.91	\$ 873.44
GRAND TOTALS				\$ 104,948.98	\$ 52,406.60	\$ 31,443.96	\$ 17,349.95	\$ 20,962.64

*HMA 13A Eligible Amount (\$9,870.75) adjusted to fit with Resolution No. 2 Formula