



MEMORANDUM

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

DATE: September 08, 2019

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: Cedar Street Rehabilitation – Special Assessment Resolution No 2

When deemed necessary, the city conducts a street improvement program. Public streets are selected for inclusion in the program either by citizen initiated petition or by selection of the city. **Cedar Street, from South Street to Hampton Avenue**, is proposed by the city for street reconstruction. Property owners are then specially assessed to cover the cost of the proposed improvement. Past practice has been to assess property owners along the street 40% of the proposed benefit and the remaining 60% to the community at large. Each property owner can pay an assessment in one lump sum or in installments over the multi-year period (the period being determined by the amount of the average assessment).

The special assessment process has five steps, each having its own purpose and accompanying resolution.

Step One/Resolution No. 1 identifies the special assessment district(s), directs the city manager to estimate project costs and the amounts to be specially assessed, and determines the life of the proposed improvements. Resolution No. 1 for the proposed improvement was approved by City Council at its **August 6, 2018** meeting.

Step Two/Resolution No. 2 sets the date for the hearing of necessity on the projects. It directs notices to be sent to each affected property owner detailing the proposed project, notifying them of the public hearing date, and the estimated amount of their assessment. City Council is asked to act upon Resolution No. 2 on **September 16, 2019** for the proposed improvement, setting a public hearing for Monday, **October 7, 2019**.

Step Three/Resolution No. 3 documents the hearing of necessity. This hearing provides affected residents with the opportunity to comment on whether they feel the project is necessary and of the proper scale. After hearing citizen comment on the project the city council has three options: if they agree that the project should proceed as proposed, the district is established and staff is directed to go on with the next steps of the proposed project, including obtaining bids; if they feel the project should go forward, but with some adjustments they may direct staff to make those adjustments and proceed; if they feel the project is not warranted and should not proceed at all they would simply fail to act on Resolution No. 3, effectively stopping the process.

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.

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 they feel all the assessments are fair and equitable they may pass the resolution as written.

Tonight the council will be considering Resolution No. 2 for the proposed district as a part of the Consent Agenda.

Staff recommends authorization of Resolution No. 2 for the following district, setting the hearing of necessity for Monday, **October 7, 2019**:

Cedar Street, a Public Street, from South Street to Hampton Avenue

Attachments: Resolution No. 2-Cedar Street
Special Assessment Roll-Cedar Street
Engineer's Estimate-Cedar Street

Special Assessment Resolution No. 2 for Cedar Street

Special Assessment District No. 2020-01

**Cedar Street, a Public Street, from South Street to
Hampton Avenue**

RESOLUTION NO.

**CEDAR STREET
FROM SOUTH STREET TO HAMPTON AVENUE
SPECIAL ASSESSMENT RESOLUTION NO. 2**

WHEREAS, the City Council has ordered the City Manager to prepare a report for public improvement, more particularly hereinafter described; and

**CEDAR STREET, A PUBLIC STREET, FROM SOUTH STREET TO HAMPTON AVENUE;
STREET REHABILITATION**

WHEREAS, the City Manager prepared said report and the same has been filed with the City Council as required by the Special Assessment Ordinance of the City of Owosso and the Council has reviewed said report.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The plans and estimate of cost and the report of the City Manager for said public improvement shall be filed in the office of the City Clerk and shall be available for public examination.
2. The City Council hereby determines that the Public Improvement hereinafter set forth may be necessary.
3. The City Council hereby approves the estimate of cost of said public improvement to be \$588,054.00 and determines that \$100,550.94 thereof shall be paid by special assessment imposed on the lots and parcels of land more particularly hereinafter set forth, which lots and parcels of land are hereby designated to be all of the lots and parcels of land to be benefited by said improvements and determines that \$487,503.06 of the cost thereof shall be paid by the City at large because of benefit to the City at large.
4. The City Council hereby determines that the portion of the cost of said public improvement to be specially assessed shall be assessed in accordance with the benefits to be received.
5. The City Council shall meet at the Owosso City Hall Council Chambers on Monday, October 7, 2019 for the purpose of hearing all persons to be affected by the proposed public improvement.
6. The City Clerk is hereby directed to cause notice of the time and place of the hearing to be published once in The Argus Press, the official newspaper of the City of Owosso, not less than seven (7) days prior to the date of said hearing and shall further cause notice of said hearing to be sent by first class mail to each owner of property subject to assessment, as indicated by the records in the City Assessor's Office as shown on the general tax roll of the City, at least (10) full days before the time of said hearing, said notice to be mailed to the addresses shown on said general tax rolls of the City.
7. The notice of said hearing to be published and mailed shall be in substantially the following form:

**NOTICE OF SPECIAL ASSESSMENT HEARING
CITY OF OWOSSO, MICHIGAN**

TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

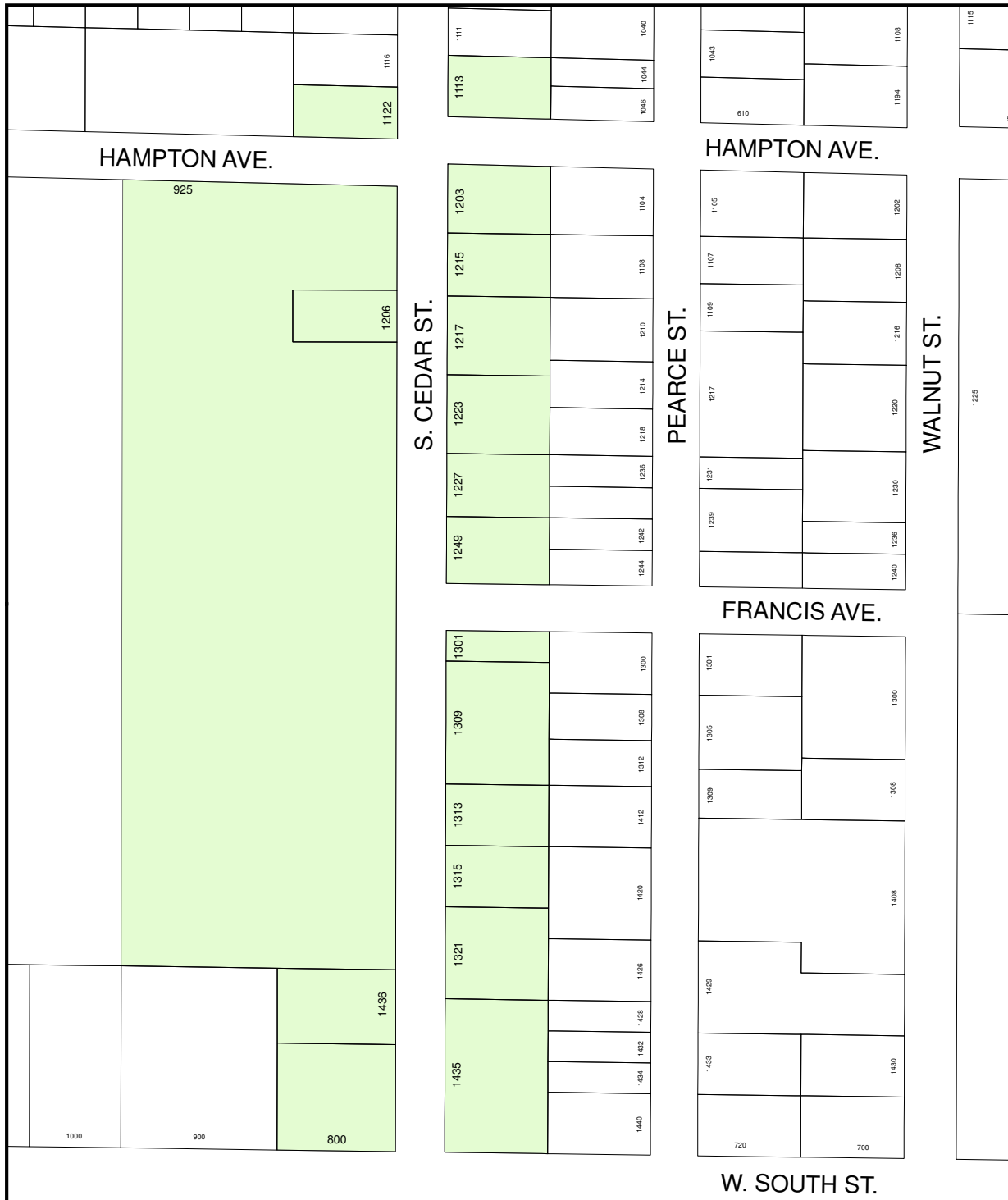
TAKE NOTICE that the City Council intends to acquire and construct the following described public improvement:

**Cedar Street, a Public Street, from South Street to Hampton Avenue
Street Rehabilitation**

The City Council intends to defray apart or all of the cost of the above-described public improvement by special assessment against the above described property.

TAKE FURTHER NOTICE that City Council has caused plans and an estimate of the cost and report for the above described public improvement to be prepared and made by the City Manager and the same is on file with the City Clerk and available for public examination.

TAKE FURTHER NOTICE that the City Council will meet at the Owosso City Hall Council Chambers, Owosso, Michigan at 7:30 o'clock p.m. on Monday, October 7, 2019 for the purpose of hearing any person to be affected by the proposed public improvement.



City of Owosso

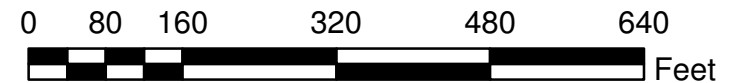
Proposed Special Assessment

S. Cedar St.
from South St. to Hampton Ave.



Legend

- Special Assessment Parcels
- City Parcels
- 501 Street Address Number



1 inch = 200 feet

HISTORY

Reso No. 2 S Cedar Street – W South St to Hampton Ave

- This project is part of the original five-year plan.
- Our records indicate last work done was 1972.
- Records are inaccurate as to existing pavement section. Recent pavement/soil cores indicate 4" asphalt over a sandy gravel base and 6.5" asphalt over a clay base.
- Street width varies from 27' to 33' edge-to-edge plus curb and gutter both sides of street. Proposed street is same width.
- Traffic volumes are about 500 vehicles per day.
- Work scope is to remove the existing pavement and replace with 5" asphalt over 8" crushed limestone base and geotextile separator, along with select curb and gutter repair, select storm sewer replacement, and ADA sidewalk ramps. The water main will be replaced in conjunction with the street project. Preliminary plans are available. This treatment is selected as most economical means to deliver a quality road.
- Work schedule TBD but should be sometime between June-September, 2020.
- Life expectancy is 20 years.

S CEDAR STREET FROM SOUTH TO HAMPTON ENGINEER'S ESTIMATE

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
Mobilization, Max 5%, (Road and Storm)	LSUM	0.6	\$ 35,100.00	\$ 21,060.00	\$ 21,060.00	\$ 12,636.00	\$ 8,424.00	\$ 8,424.00
Dr Structure, Rem	EA	16	\$ 350.00	\$ 5,600.00		\$ -	\$ -	\$ -
Sewer, Rem, Less than 24 inch	FT	955	\$ 10.00	\$ 9,550.00		\$ -	\$ -	\$ -
Curb and Gutter, Rem	FT	1048	\$ 7.00	\$ 7,336.00	\$ 7,336.00	\$ 4,401.60	\$ 2,934.40	\$ 2,934.40
Pavt, Rem	SYD	73	\$ 8.00	\$ 584.00	\$ 584.00	\$ 350.40	\$ 233.60	\$ 233.60
Sidewalk, Rem	SYD	133	\$ 8.00	\$ 1,064.00		\$ -	\$ -	\$ -
Embankment, CIP	CYD	66	\$ 12.00	\$ 792.00		\$ -	\$ -	\$ -
Subbase, CIP	CYD	17	\$ 17.00	\$ 289.00		\$ -	\$ -	\$ -
Excavation, Earth	CYD	1650	\$ 13.00	\$ 21,450.00		\$ -	\$ -	\$ -
Subgrade Undercutting, Type II	CYD	50	\$ 25.00	\$ 1,250.00		\$ -	\$ -	\$ -
Erosion Control, Inlet Protection, Fabric Drop	EA	12	\$ 100.00	\$ 1,200.00	\$ 1,200.00	\$ 720.00	\$ 480.00	\$ 480.00
Aggregate Base, 8 inch, Modified	SYD	4846	\$ 14.00	\$ 67,844.00	\$ -	\$ -	\$ -	\$ -
Maintenance Gravel	TON	30	\$ 25.00	\$ 750.00	\$ 750.00	\$ 450.00	\$ 300.00	\$ 300.00
Geotextile, Separator	SYD	4846	\$ 2.00	\$ 9,692.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 10 inch, Tr Det B, Modified	FT	273	\$ 52.00	\$ 14,196.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 12 inch, Tr Det B, Modified	FT	676	\$ 55.00	\$ 37,180.00		\$ -	\$ -	\$ -
Sewer Bulkhead, 12 inch	EA	3	\$ 200.00	\$ 600.00		\$ -	\$ -	\$ -
Dr Structure, Temp Lowering	EA	5	\$ 250.00	\$ 1,250.00	\$ 1,250.00	\$ 750.00	\$ 500.00	\$ 500.00
Dr Structure Cover, Adj, Case 1	EA	7	\$ 475.00	\$ 3,325.00	\$ 3,325.00	\$ 1,995.00	\$ 1,330.00	\$ 1,330.00
Dr Structure Cover, EJ 1060	EA	5	\$ 600.00	\$ 3,000.00	\$ 3,000.00	\$ 1,800.00	\$ 1,200.00	\$ 1,200.00
Dr Structure Cover, EJ 1120 w/ Gasket Seal	EA	5	\$ 650.00	\$ 3,250.00	\$ 3,250.00	\$ 1,950.00	\$ 1,300.00	\$ 1,300.00
Dr Structure Cover, EJ 7000	EA	14	\$ 700.00	\$ 9,800.00	\$ 9,800.00	\$ 5,880.00	\$ 3,920.00	\$ 3,920.00
Dr Structure 36 inch dia, Modified	EA	12	\$ 1,500.00	\$ 18,000.00		\$ -	\$ -	\$ -
Dr Structure 48 inch dia, Modified	EA	5	\$ 2,000.00	\$ 10,000.00		\$ -	\$ -	\$ -
Dr Structure, Add Depth of 48 inch dia, 8 foot to 15 foot	FT	1	\$ 350.00	\$ 350.00		\$ -	\$ -	\$ -
HMA Surface, Rem	SYD	4846	\$ 3.00	\$ 14,538.00	\$ 14,538.00	\$ 8,722.80	\$ 2,907.60	\$ 4,361.40
Hand Patching	TON	5	\$ 125.00	\$ 625.00	\$ 625.00	\$ 375.00	\$ 250.00	\$ 250.00
HMA, 2C @ 3.5"	TON	1027	\$ 85.00	\$ 87,295.00	\$ 87,295.00	\$ 52,377.00	\$ 24,941.43	\$ 34,918.00
HMA, 5E3 @1.5"	TON	440	\$ 88.00	\$ 38,720.00	\$ 38,720.00	\$ 23,232.00	\$ 15,488.00	\$ 15,488.00
HMA Approach	TON	10	\$ 125.00	\$ 1,250.00	\$ 1,250.00	\$ 750.00	\$ 500.00	\$ 500.00
Cement	TON	1	\$ 250.00	\$ 250.00	\$ 250.00	\$ 150.00	\$ 100.00	\$ 100.00

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
Saw Cutting	FT	100	\$ 3.00	\$ 300.00		\$ -	\$ -	\$ -
Driveway, Nonreinf Conc, 6 inch	SYD	68	\$ 45.00	\$ 3,060.00		\$ -	\$ -	\$ -
Approach, CI II, LM	TON	10	\$ 50.00	\$ 500.00	\$ 500.00	\$ 300.00	\$ 200.00	\$ 200.00
Curb and Gutter, Conc, Det F4, Modified	FT	1048	\$ 20.00	\$ 20,960.00	\$ 20,960.00	\$ 12,576.00	\$ 8,384.00	\$ 8,384.00
Detectable Warning Surface, Modified	FT	40	\$ 40.00	\$ 1,600.00		\$ -	\$ -	\$ -
Sidewalk Ramp, Conc, 7 inch	SFT	770	\$ 5.00	\$ 3,850.00		\$ -	\$ -	\$ -
Sidewalk, Conc, 4 inch	SFT	300	\$ 4.50	\$ 1,350.00		\$ -	\$ -	\$ -
Sidewalk, Conc, 6 inch	SFT	150	\$ 5.00	\$ 750.00		\$ -	\$ -	\$ -
Sanitary Serv Conflict	EA	3	\$ 1,350.00	\$ 4,050.00		\$ -	\$ -	\$ -
Abandoned Gas Main Conflict	EA	5	\$ 500.00	\$ 2,500.00		\$ -	\$ -	\$ -
Barricade, Type III, High Intensity, Double Sided, Furn & Oper	EA	6	\$ 100.00	\$ 600.00		\$ -	\$ -	\$ -
Pedestrian Type II Barricade, Temp	EA	20	\$ 150.00	\$ 3,000.00		\$ -	\$ -	\$ -
Lighted Arrow, Type C, Furn & Oper	EA	1	\$ 300.00	\$ 300.00		\$ -	\$ -	\$ -
Minor Traf Devices	LSUM	0.6	\$ 10,000.00	\$ 6,000.00	\$ 6,000.00	\$ 3,600.00	\$ 2,400.00	\$ 2,400.00
Plastic Drum, High Intensity, Furn & Oper	EA	55	\$ 20.00	\$ 1,100.00		\$ -	\$ -	\$ -
Sign, Type B, Temp, Prismatic, Furn & Oper	SFT	181	\$ 5.00	\$ 905.00		\$ -	\$ -	\$ -
Turf Establishment, Performance	SYD	355	\$ 6.00	\$ 2,130.00		\$ -	\$ -	\$ -
Miscellaneous Work Items	LSUM	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 12,000.00	\$ 8,000.00	\$ 8,000.00
SUB TOTALS				\$ 465,045.00	\$ 241,693.00	\$ 145,015.80	\$ 83,793.03	\$ 95,223.40
ENGINEERING AT 15% ASSESSABLE COST				\$ 69,756.75	\$ 36,253.95	\$ 21,752.37	\$ 12,568.95	\$ 14,283.51
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 23,252.25	\$ 12,084.65	\$ 7,250.79	\$ 4,189.65	\$ 4,761.17
GRAND TOTALS				\$ 558,054.00	\$ 290,031.60	\$ 174,018.96	\$ 100,551.63	\$ 114,268.08

ENGINEER'S DETERMINATION OF ASSESSABLE AMOUNT

S CEDAR STREET FROM SOUTH ST TO HAMPTON AVE SPECIAL ASSESSMENT ROLL RESO 2

ENGINEER'S ESTIMATE ASSESSABLE AMOUNT \$290,031.50
 TOTAL ASSESSABLE FRONT FEET 2100.50

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ASSEMENT PER TYPE	\$290,031.50	\$290,031.50	
CITY SHARE ≥ 60%	\$189,479.87	\$175,763.42	
PROPERTY SHARE @ ≤40%	\$100,551.63	\$114,268.08	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/2100.5	\$47.87	\$54.40	
TOTAL FRONT FEET PER TYPE	2100.50	0.00	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$100,551.63	\$0.00	\$100,551.63

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

WEST SIDE	\$47,415.24
EAST SIDE	\$53,135.70
TOTAL SPECIAL ASSESSMENT	<u>\$100,550.94</u>

S CEDAR ST FROM SOUTH TO HAMPTON

ESTIMATED SPECIAL ASSESSMENT ROLL NO. 2020-01

RESO 2

WEST SIDE

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	PROPERTY TYPE
800	W. SOUTH	HANSON, BARBARA J	114-005-004	136	0.75	102.00	\$47.87	\$4,882.74	R1
1436	S CEDAR	OCHODNICKY, TERRY & JUDITH	114-005-005	95	1	95.00	\$47.87	\$4,547.65	R1
925	HAMPTON	OWOSSO PUBLIC SCHOOLS	114-006-008	918	0.75	688.50	\$47.87	\$32,958.50	R1
1206	S CEDAR	LONG, RONALD	114-006-007	66	1	66.00	\$47.87	\$3,159.42	R1
1122	S CEDAR	MOSKAL PHILLIP	114-006-001	52	0.75	39.00	\$47.87	\$1,866.93	R1
				1267		990.50		\$47,415.24	

EAST SIDE

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	PROPERTY TYPE
1435	S CEDAR	HARRAND, RICHARD	270-000-162	195	0.75	146.25	\$47.87	\$7,000.99	R2
1321	S CEDAR	SCHAFFER, DENNIS L	270-000-163	117	1	117.00	\$47.87	\$5,600.79	R2
1315	S CEDAR	TEJKL, MICHAEL W	270-000-025	78	1	78.00	\$47.87	\$3,733.86	R2
1313	S CEDAR	CROWE PROPERTIES, LLC	270-000-024	78	1	78.00	\$47.87	\$3,733.86	R2
1309	S CEDAR	LAWRENCE, ALAN R & KAREN A	270-000-022	156	1	156.00	\$47.87	\$7,467.72	R2
1301	S CEDAR	HOENSHELL, SCOTT	270-000-021	39	0.75	29.25	\$47.87	\$1,400.20	R2
1249	S CEDAR	REED, ANNA M	270-000-020	85	0.75	63.75	\$47.87	\$3,051.71	R2
1227	S CEDAR	MARTIN LARRY R	270-000-018	80	1	80.00	\$47.87	\$3,829.60	R2
1223	S CEDAR	MOWEN, DANIEL T	270-000-016	100	1	100.00	\$47.87	\$4,787.00	R2
1217	S CEDAR	WADLINGTON, IRVING H & BETTY J	270-000-013	100	1	100.00	\$47.87	\$4,787.00	R2
1215	S CEDAR	NESBIT KYLE W & SAMANTHA J	270-000-012	80	1	80.00	\$47.87	\$3,829.60	R2
1203	S CEDAR	BOUGHNER, PATRICK A & CYNTH	270-000-011	88	0.75	66.00	\$47.87	\$3,159.42	R2
1113	S CEDAR	WALLHEAD, DAVID G	270-000-010	21	0.75	15.75	\$47.87	\$753.95	R1
				1217		1110.00		\$53,135.70	

TOTAL ASSESSABLE FRONT FOOTAGE

2100.50