



MEMORANDUM

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

DATE: October 7, 2019

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: North Street Reconstruction – 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. **North Street, from Hickory Street to Gould Street**, 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 **May 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 **October 7, 2019** for the proposed improvement, setting a public hearing for Monday, **October 21, 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: 1) If council agrees 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; 2) If council agrees the project should go forward, but with some adjustments they may direct staff to make those adjustments and proceed; 3) If council determines 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 21, 2019**:

North Street, a Public Street, from Hickory Street to Gould Street

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

Special Assessment Resolution No. 2 for North Street

Special Assessment District No. 2020-03

North Street, a Public Street, from Hickory Street to Gould Street

RESOLUTION NO.

**NORTH STREET
FROM HICKORY STREET TO GOULD STREET
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

**NORTH STREET, A PUBLIC STREET, FROM HICKORY STREET TO GOULD STREET;
STREET RECONSTRUCTION**

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 \$1,343,777.40 and determines that \$196,884.33 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 \$1,146,893.07 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 21, 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:

**North Street, a Public Street, from Hickory Street to Gould Street
Street Reconstruction**

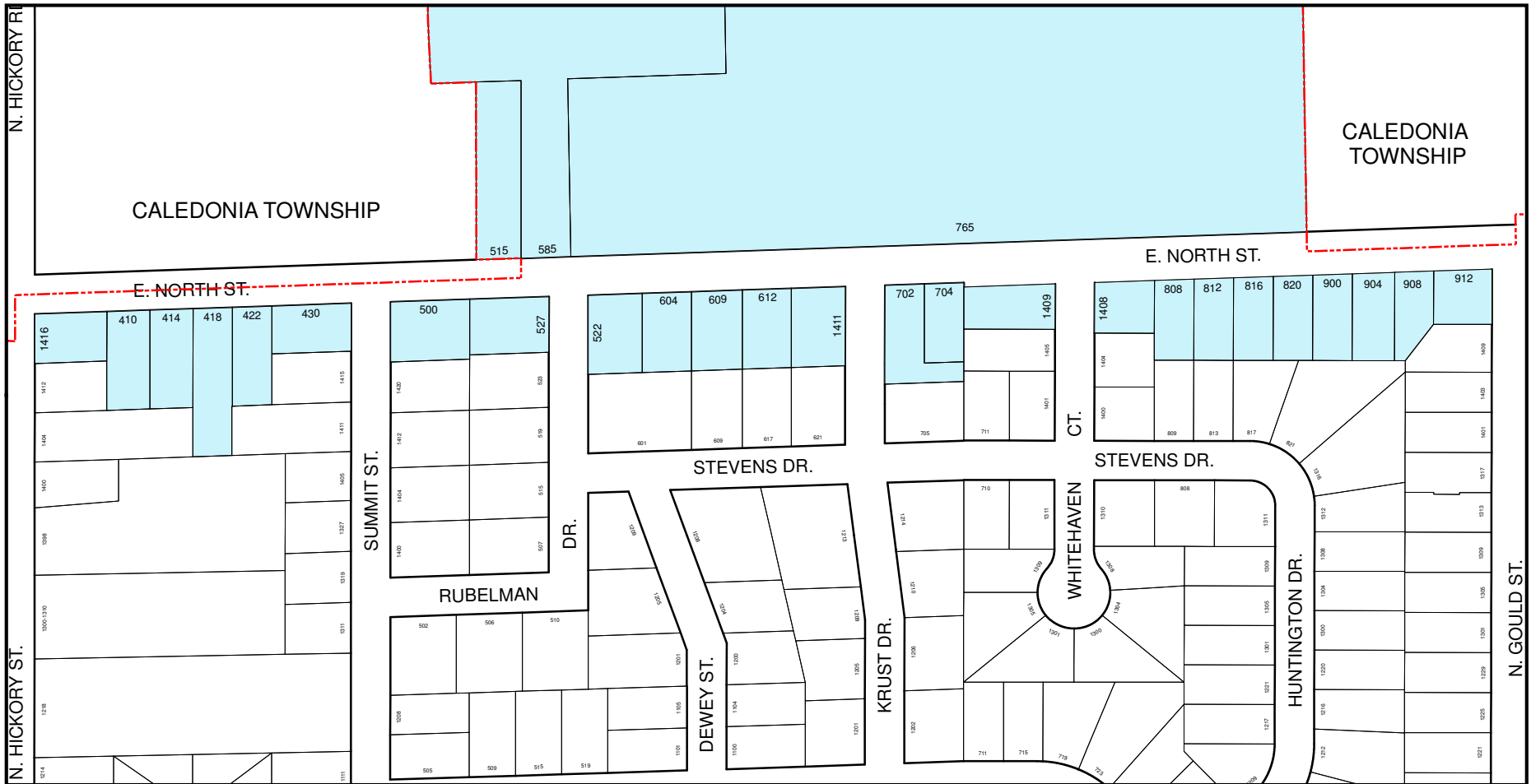
The City Council intends to defray apart or all of the cost of the above-described public improvement by special assessment against the above described property.

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 21, 2019 for the purpose of hearing any person to be affected by the proposed public improvement.

City of Owosso

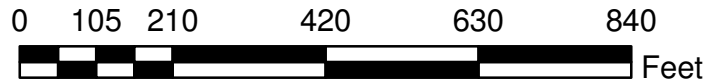
Proposed Special Assessment



E. North Street from Hickory St. to Gould St.

Legend

- Parcels
- Special Assessment Parcels
- City Limit
- 1501 Street Address Number



1 inch = 264 feet



HISTORY

Reso No. 2 E North St – N Hickory St to N Gould St

- This project is part of the original five-year plan.
- Our records indicate last work done was 1980.
- Traffic volumes are about 3700 vehicles per day.
- Existing road is 37' wide and composed of asphalt of varying thickness with no base. Majority of curb and gutter is in poor condition.
- Water main is in poor condition and will be replaced as part of road work.
- Storm sewer is in poor condition and will be replaced and resized to fit drainage needs of the drainage area.
- Altogether, recommend fix is total road reconstruction with proposed 30' wide pavement, curb and gutter, water main, and storm sewer. New road will service two 12' wide travel lanes and one parking lane along the south side of the street.
- Work schedule TBD but should be sometime between June-October, 2020.
- Life expectancy is 20 years.

E NORTH STREET FROM HICKORY TO GOULD 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	\$ 82,740.00	\$ 49,644.00	\$ 49,644.00	\$ 29,786.40	\$ 19,857.60	\$ 19,857.60
Dr Structure, Rem	EA	20	\$ 350.00	\$ 7,000.00		\$ -	\$ -	\$ -
Sewer, Rem, Less than 24 inch	FT	1401	\$ 10.00	\$ 14,010.00		\$ -	\$ -	\$ -
Sewer, Rem, Greater than 24 inch	FT	32	\$ 20.00	\$ 640.00		\$ -	\$ -	\$ -
Curb and Gutter, Rem	FT	5202	\$ 7.00	\$ 36,414.00	\$ 36,414.00	\$ 21,848.40	\$ 14,565.60	\$ 14,565.60
Pavt, Rem	SYD	765	\$ 8.00	\$ 6,120.00	\$ 6,120.00	\$ 3,672.00	\$ 2,448.00	\$ 2,448.00
Sidewalk, Rem	SYD	163	\$ 8.00	\$ 1,304.00		\$ -	\$ -	\$ -
Embankment, CIP	CYD	1310	\$ 12.00	\$ 15,720.00		\$ -	\$ -	\$ -
Excavation, Earth	CYD	2250	\$ 13.00	\$ 29,250.00		\$ -	\$ -	\$ -
Subbase, CIP	CYD	135	\$ 17.00	\$ 2,295.00		\$ -	\$ -	\$ -
Subgrade Undercutting, Type II	CYD	200	\$ 25.00	\$ 5,000.00		\$ -	\$ -	\$ -
Erosion Control, Inlet Protection, Fabric Drop	EA	16	\$ 100.00	\$ 1,600.00	\$ 1,600.00	\$ 960.00	\$ 640.00	\$ 640.00
Aggregate Base, 6 inch, Modified	SYD	1657	\$ 13.00	\$ 21,541.00		\$ -	\$ -	\$ -
Aggregate Base, 8 inch, Modified	SYD	8905	\$ 14.00	\$ 124,670.00		\$ -	\$ -	\$ -
Maintenance Gravel	TON	100	\$ 25.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00
Geotextile, Separator	SYD	10562	\$ 2.00	\$ 21,124.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 10 inch, Tr Det B, Modified	FT	202	\$ 52.00	\$ 10,504.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 12 inch, Tr Det B, Modified	FT	187	\$ 55.00	\$ 10,285.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 15 inch, Tr Det B, Modified	FT	241	\$ 75.00	\$ 18,075.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 18 inch, Tr Det B, Modified	FT	261	\$ 100.00	\$ 26,100.00		\$ -	\$ -	\$ -
Sewer, SDR-26, 24 inch, Tr Det B, Modified	FT	427	\$ 130.00	\$ 55,510.00		\$ -	\$ -	\$ -
Sewer Tap, 18 inch	EA	1	\$ 500.00	\$ 500.00		\$ -	\$ -	\$ -
Dr Structure, Temp Lowering	EA	10	\$ 250.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00
Dr Structure Cover, Adj, Case 1	EA	12	\$ 475.00	\$ 5,700.00	\$ 5,700.00	\$ 3,420.00	\$ 2,280.00	\$ 2,280.00
Dr Structure, Tap, 12 inch	EA	1	\$ 500.00	\$ 500.00		\$ -	\$ -	\$ -
Dr Structure Collar, Modified	EA	16	\$ 350.00	\$ 5,600.00	\$ 5,600.00	\$ 3,360.00	\$ 2,240.00	\$ 2,240.00
Dr Structure Cover, EJ 1060	EA	7	\$ 600.00	\$ 4,200.00	\$ 4,200.00	\$ 2,520.00	\$ 1,680.00	\$ 1,680.00
Dr Structure Cover, EJ 1120 w/ Gasket Seal	EA	10	\$ 650.00	\$ 6,500.00	\$ 6,500.00	\$ 3,900.00	\$ 2,600.00	\$ 2,600.00
Dr Structure Cover, EJ 7000	EA	13	\$ 700.00	\$ 9,100.00	\$ 9,100.00	\$ 5,460.00	\$ 3,640.00	\$ 3,640.00
Dr Structure 36 inch dia, Modified	EA	12	\$ 1,500.00	\$ 18,000.00		\$ -	\$ -	\$ -
Dr Structure 48 inch dia, Modified	EA	7	\$ 2,000.00	\$ 14,000.00		\$ -	\$ -	\$ -
Dr Structure 72 inch dia, Modified	EA	1	\$ 5,500.00	\$ 5,500.00		\$ -	\$ -	\$ -

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELLIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
HMA Surface, Rem	SYD	10729	\$ 3.00	\$ 32,187.00	\$ 32,187.00	\$ 19,312.20	\$ 6,437.40	\$ 9,656.10
HMA, 2C @ 3.5"	TON	1887	\$ 85.00	\$ 160,395.00	\$ 160,395.00	\$ 96,237.00	\$ 9,165.43	\$ 45,827.14
HMA, 4E3 @ 2.0"	TON	1078	\$ 88.00	\$ 94,864.00	\$ 94,864.00	\$ 56,918.40	\$ 37,945.60	\$ 37,945.60
HMA, 5E3 @1.5"	TON	810	\$ 88.00	\$ 71,280.00	\$ 71,280.00	\$ 42,768.00	\$ 28,512.00	\$ 28,512.00
Driveway, Nonreinf Conc, 6 inch	SYD	869	\$ 45.00	\$ 39,105.00	\$ 39,105.00	\$ 23,463.00	\$ 15,642.00	\$ 15,642.00
Curb and Gutter, Conc, Det F4	FT	4971	\$ 20.00	\$ 99,420.00	\$ 99,420.00	\$ 59,652.00	\$ 39,768.00	\$ 39,768.00
Driveway Opening, Conc, Det M	FT	256	\$ 20.00	\$ 5,120.00		\$ -	\$ -	\$ -
Detectable Warning Surface, Modified	FT	54	\$ 40.00	\$ 2,160.00		\$ -	\$ -	\$ -
Sidewalk Ramp, Conc, 7 inch	SFT	843	\$ 5.00	\$ 4,215.00		\$ -	\$ -	\$ -
Sidewalk, Conc, 4 inch	SFT	1028	\$ 4.50	\$ 4,626.00		\$ -	\$ -	\$ -
Sidewalk, Conc, 6 inch	SFT	1254	\$ 5.00	\$ 6,270.00		\$ -	\$ -	\$ -
Valve Box, Adj	EA	11	\$ 200.00	\$ 2,200.00		\$ -	\$ -	\$ -
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	10	\$ 150.00	\$ 1,500.00		\$ -	\$ -	\$ -
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	50	\$ 20.00	\$ 1,000.00		\$ -	\$ -	\$ -
Sign, Type B, Temp, Prismatic, Furn & Oper	SFT	338	\$ 5.00	\$ 1,690.00		\$ -	\$ -	\$ -
Turf Establishment, Performance	SYD	3335	\$ 6.00	\$ 20,010.00		\$ -	\$ -	\$ -
Post, Steel, 3lb	FT	14	\$ 10.00	\$ 140.00		\$ -	\$ -	\$ -
Sign, Type IIIA	SFT	7	\$ 20.00	\$ 140.00		\$ -	\$ -	\$ -
Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	FT	24	\$ 10.00	\$ 240.00		\$ -	\$ -	\$ -
Pavt Mrkg, Ovly Cold Plastic, Rt Turn Arrow Sym	EA	3	\$ 150.00	\$ 450.00		\$ -	\$ -	\$ -
Pavt Mrkg, Ovly Cold Plastic, Thru and Lt Turn Arrow Sym	EA	3	\$ 200.00	\$ 600.00		\$ -	\$ -	\$ -
Pavt Mrkg, Waterborne, 4 inch, White	FT	236	\$ 1.00	\$ 236.00		\$ -	\$ -	\$ -
Pavt Mrkg, Waterborne, 4 inch, Yellow	FT	621	\$ 0.50	\$ 310.50		\$ -	\$ -	\$ -
Post, Mailbox	EA	18	\$ 100.00	\$ 1,800.00		\$ -	\$ -	\$ -
Miscellaneous Work Items	LSUM	1	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00
SUB TOTALS				\$ 1,119,814.50	\$ 658,129.00	\$ 394,877.40	\$ 201,821.63	\$ 241,702.04
ENGINEERING AT 15% ASSESSABLE COST				\$ 167,972.18	\$ 98,719.35	\$ 59,231.61	\$ 30,273.24	\$ 36,255.31
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 55,990.73	\$ 32,906.45	\$ 19,743.87	\$ 10,091.08	\$ 12,085.10
GRAND TOTALS				\$ 1,343,777.40	\$ 789,754.80	\$ 473,852.88	\$ 242,185.95	\$ 290,042.45

ENGINEER'S DETERMINATION OF ASSESSABLE AMOUNT

E NORTH STREET FROM HICKORY TO GOULD

SPECIAL ASSESSMENT ROLL

RESO 2

ENGINEER'S ESTIMATE ASSESSABLE AMOUNT	\$789,754.80
TOTAL ASSESSABLE FRONT FEET	4329.81

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ASSEMENT PER TYPE	\$789,754.80	\$789,754.80	
CITY SHARE ≥ 60%	\$547,568.85	\$499,712.35	
PROPERTY SHARE @ ≤40%	\$242,185.95	\$290,042.45	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/4329.81	\$55.93	\$66.99	
TOTAL FRONT FEET PER TYPE	2049.04	1228.27	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$114,611.97	\$82,278.63	\$196,890.61

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

NORTH SIDE	\$91,146.71
SOUTH SIDE	\$105,737.62
TOTAL SPECIAL ASSESSMENT	<u>\$196,884.33</u>

E NORTH STREET FROM HICKORY TO GOULD

ESTIMATED SPECIAL ASSESSMENT ROLL NO. 2020-03

RESO 2

NORTH 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
	E NORTH	CALEDONIA TOWNSHIP		736.5	1	736.50		\$0.00	
515	E NORTH	FIRST CHURCH OF CHRIST	530-000-003	75	1	75.00	\$55.93	\$4,194.75	R1
585	E NORTH	FIRST CHURCH OF CHRIST	530-000-002	83.5	1	83.50	\$55.93	\$4,670.16	R1
765	E NORTH	OWOSSO PUBLIC SCHOOLS	530-000-001	1228.27	1	1228.27	\$66.99	\$82,281.81	R1*
	E NORTH	CALEDONIA TOWNSHIP		316	1	316.00		\$0.00	
				2439.27		2439.27		\$91,146.71	

SOUTH SIDE

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	ASSESSMENT	PROPERTY TYPE
1416	N HICKORY	ZAMORA, RODOLFO L/FLANAGAN, PATTY A	140-000-020	120	0.75	90.00	\$55.93	\$5,033.70	R1
410	E NORTH ST	KALINA, THOMAS W	140-000-022	72	1	72.00	\$55.93	\$4,026.96	R1
414	E NORTH ST	PARTAIN, ERIC	140-000-023	72	1	72.00	\$55.93	\$4,026.96	R1
418	E NORTH ST	SIREKIS, DAWN	140-000-019	66	1	66.00	\$55.93	\$3,691.38	R1
422	E NORTH ST	PERRY, ANTHONY & PAMELA	140-000-018	66	1	66.00	\$55.93	\$3,691.38	R1
430	E NORTH ST	WALKER, JAMES R. & MARY E.	140-000-017	132	0.75	99.00	\$55.93	\$5,537.07	R1
500	E NORTH ST	HILGENDORF, HAROLD D & JACQULYN E	140-000-014	132	0.75	99.00	\$55.93	\$5,537.07	R1
527	RUBELMAN	SCRIMGER, JOSHUA & MARY	360-000-014	132	0.75	99.00	\$55.93	\$5,537.07	R1
522	RUBELMAN	CAMPBELL, DENNIS S & MARY J	360-000-015	90	0.75	67.50	\$55.93	\$3,775.28	R1
604	E NORTH ST	ROWELL, RODNEY & ANDREA	360-000-016	82	1	82.00	\$55.93	\$4,586.26	R1
608	E NORTH ST	KULMAN, TODD W	360-000-017	85	1	85.00	\$55.93	\$4,754.05	R1
612	E NORTH ST	PLAMP, KELLY S	360-000-018	82	1	82.00	\$55.93	\$4,586.26	R1
1411	KRUST	DRAKE, WM E & JANET L	360-000-019	89.92	0.75	67.44	\$55.93	\$3,771.92	R1
702	E NORTH ST	WOOD NICHOLAS J	541-000-043	66	0.75	49.50	\$55.93	\$2,768.54	R1
704	E NORTH ST	POLLION, JENNIFER J	541-000-042	66	1	66.00	\$55.93	\$3,691.38	R1
1409	WHITEHAVEN	WALTER, MARK & DEANA	193-000-001	152	0.75	114.00	\$55.93	\$6,376.02	R1
1408	WHITEHAVEN	SKODINSKI, CAMILLA K	193-000-016	100.06	0.75	75.05	\$55.93	\$4,197.27	R1
808	E NORTH ST	BURNSIDE, DENISE	197-000-022	66.04	1	66.04	\$55.93	\$3,693.62	R1
812	E NORTH ST	ZIMMERMAN, ROBERT H & CHERY	197-000-021	66.04	1	66.04	\$55.93	\$3,693.62	R1
816	E NORTH ST	GOODING, JASON E & JENNA E	197-000-020	66.04	1	66.04	\$55.93	\$3,693.62	R1
820	E NORTH ST	ST. JOHN, ASHLEY M	197-000-019	66.04	1	66.04	\$55.93	\$3,693.62	R1
900	E NORTH ST	CRANE, KEVIN J & KRISTY LYNN	197-000-018	66.04	1	66.04	\$55.93	\$3,693.62	R1
904	E NORTH ST	SAWER, GLENN H ET AL	197-000-017	71	1	71.00	\$55.93	\$3,971.03	R1
908	E NORTH ST	HUDAK, KRISTA D	197-000-016	65.04	1	65.04	\$55.93	\$3,637.69	R1
912	E NORTH ST	KIRBY KENNETH H & SANDRA S & SCOTT	197-000-015	97.08	0.75	72.81	\$55.93	\$4,072.26	R1
				2168.3		1890.54		\$105,737.62	

TOTAL ASSESSABLE FRONT FOOTAGE

4329.81

*ASSESSED AS COMMERCIAL