



MEMORANDUM

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

DATE: March 28, 2017

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services

SUBJECT: Stewart Street Resurfacing – 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. Stewart Street, from Chestnut Street to Chipman Street, is proposed by the city for street resurfacing. 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 January 3, 2017 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 April 3, 2017 for the proposed improvement.

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:

Stewart Street, Public Street, from Chestnut Street to Chipman Street

Special Assessment Resolution No. 2 for Stewart Street

Special Assessment District No. 2017-03

**Stewart Street, Public Street, from Chestnut Street to
Chipman Street**

RESOLUTION NO.

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

Stewart Street, Public Street, from Chestnut Street to Chipman Street; Resurfacing

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 \$907,365.00 and determines that \$138,330.91 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 \$769,034.09 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, April 17, 2017 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:

Stewart Street, Public Street, from Chestnut Street to Chipman Street

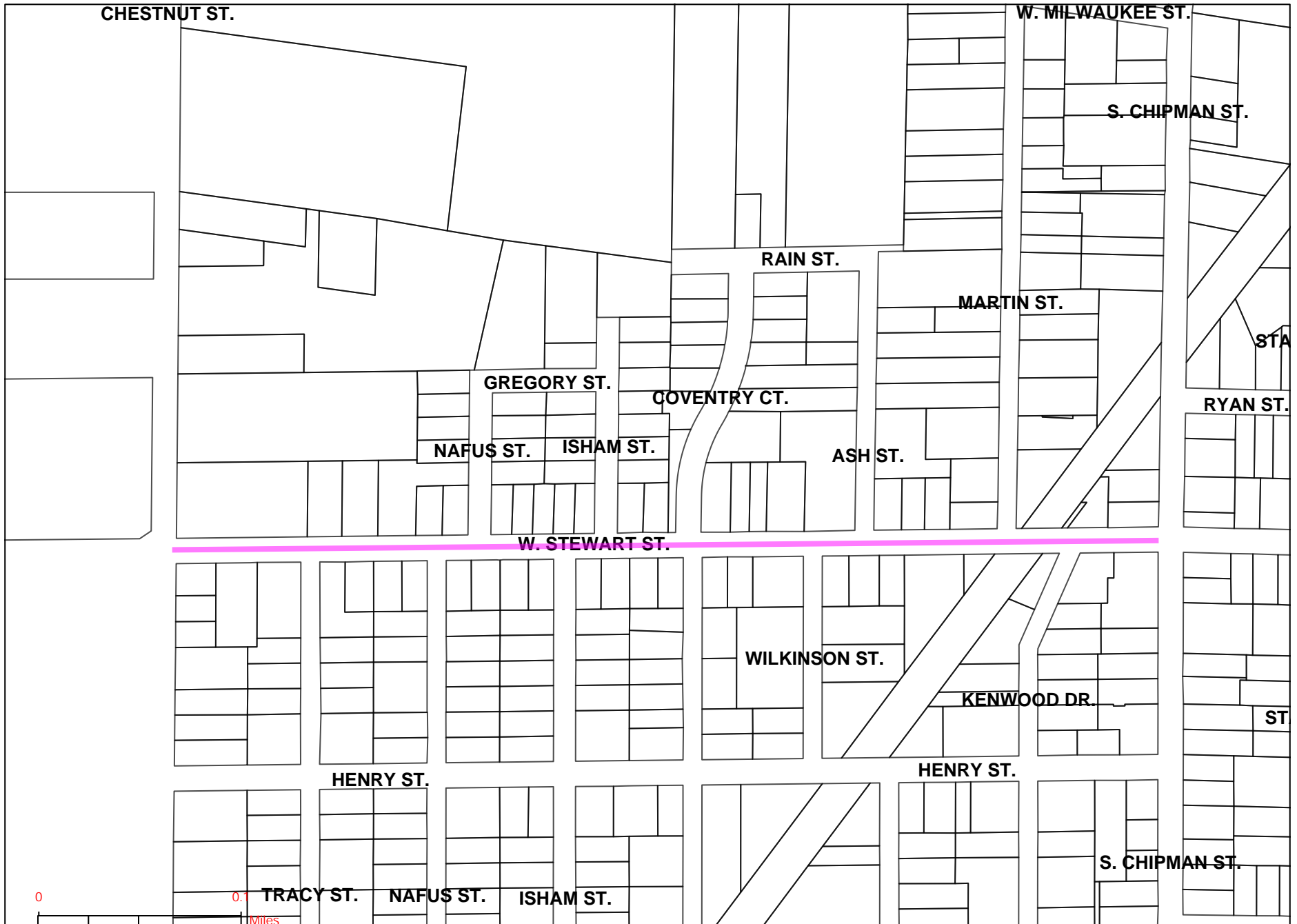
TAKE NOTICE that the City Council intends to acquire and construct the following described public improvement: **Street Resurfacing.**

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, April 17, 2017 for the purpose of hearing any person to be affected by the proposed public improvement.

OWOSSO



SPECIAL ASSESSMENT DISTRICT NO. 2017-04

ESTIMATED

S. CHIPMAN STREET
FROM SOUTH TO STEWART

ADDRESS	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT
1408	Chipman	602-040-007	132	0.75	99	\$37.75	\$3,737.25
1404	Chipman	602-040-008	66	1	66	\$37.75	\$2,491.50
1400	Chipman	602-040-009	66	0.75	49.5	\$37.75	\$1,868.63
1318	Chipman	602-029-014	75.78	0.75	56.835	\$37.75	\$2,145.52
1312	Chipman	602-029-015	86	1	86	\$37.75	\$3,246.50
1304	Chipman	602-029-016	81	1	81	\$37.75	\$3,057.75
1300	Chipman	602-029-001	109	0.75	81.75	\$37.75	\$3,086.06
1210-1212	Herman	602-022-006	66	0.75	49.5	\$37.75	\$1,868.63
1210	Chipman	602-022-007	66	1	66	\$37.75	\$2,491.50
1206	Chipman	602-022-008	66	1	66	\$37.75	\$2,491.50
1202	Chipman	602-022-001	66	0.75	49.5	\$37.75	\$1,868.63
1118	Chipman	602-015-007	66	0.75	49.5	\$37.75	\$1,868.63
1116	Chipman	602-015-007	66	1	66	\$37.75	\$2,491.50
1114	Chipman	602-015-009	66	1	66	\$37.75	\$2,491.50
1108	Chipman	602-015-011	66	1	66	\$37.75	\$2,491.50
1102	Chipman	602-015-001	66	0.75	49.5	\$37.75	\$1,868.63
1026	Chipman	602-008-014	66	0.75	49.5	\$37.75	\$1,868.63
1024	Chipman	602-008-015	58	1	58	\$37.75	\$2,189.50
1022	Chipman	602-008-016	74	1	74	\$37.75	\$2,793.50
1018	Chipman	602-008-017	66	1	66	\$37.75	\$2,491.50
1012	Chipman	602-008-003	80	1	80	\$37.75	\$3,020.00
1008	Chipman	602-008-002	80	1	80	\$37.75	\$3,020.00
1000	Chipman	602-008-001	104	0.75	78	\$37.75	\$2,944.50
918	Chipman	602-001-008	132	0.75	99	\$37.75	\$3,737.25
900	Chipman	602-001-006	66	1	66	\$37.75	\$2,491.50
830	Chipman	602-001-005	66	1	66	\$37.75	\$2,491.50
820	Chipman	602-001-004	66	1	66	\$37.75	\$2,491.50
800	Chipman	602-001-001	198	0.75	148.5	\$49.59	\$7,364.12
1415	Chipman	040-000-001	66	0.75	49.5	\$37.75	\$1,868.63
1411	Chipman	040-000-002	66	1	66	\$37.75	\$2,491.50
1405	Chipman	040-000-008	66	1	66	\$37.75	\$2,491.50
1401	Chipman	040-000-009	66	0.75	49.5	\$37.75	\$1,868.63
1337	Chipman	040-000-030	132	0.75	99	\$37.75	\$3,737.25
1303	Chipman	040-000-017	132	0.75	99	\$37.75	\$3,737.25
1114	Mary	040-000-018	94.5	0.75	70.875	\$37.75	\$2,675.53
925	Hampton	114-006-008	484.5	0.75	363.375	\$37.75	\$13,717.41
1115	Chipman	114-003-009	82.5	1	82.5	\$37.75	\$3,114.38
1111	Chipman	114-003-008	66	1	66	\$37.75	\$2,491.50
1101	Chipman	114-003-005	72	1	72	\$37.75	\$2,718.00
1031	Chipman	114-003-004	66	1	66	\$37.75	\$2,491.50
1025	Chipman	114-003-003	66	0.75	49.5	\$37.75	\$1,868.63
1021	Chipman	114-001-026	66	0.75	49.5	\$37.75	\$1,868.63
1013	Chipman	114-001-025	66	1	66	\$37.75	\$2,491.50
1009	Chipman	114-001-023	66	1	66	\$37.75	\$2,491.50
1005	Chipman	114-001-021	87.83	1	87.83	\$37.75	\$3,315.58
1003	Chipman	114-001-019	66	1	66	\$37.75	\$2,491.50
925	Chipman	114-001-017	66	1	66	\$37.75	\$2,491.50
919	Chipman	114-001-016	66	1	66	\$37.75	\$2,491.50
911	Chipman	114-001-013	66	1	66	\$37.75	\$2,491.50
903	Chipman	114-001-012	72	1	72	\$37.75	\$2,718.00
901	Chipman	114-001-009	60	1	60	\$37.75	\$2,265.00

SPECIAL ASSESSMENT DISTRICT NO. 2017-04****ESTIMATED******S. CHIPMAN STREET
FROM SOUTH TO STEWART**

817	Chipman	114-001-008	132	1	132	\$37.75	\$4,983.00
805	Chipman	114-001-005	66	1	66	\$37.75	\$2,491.50
803	Chipman	114-001-004	66	0.75	49.5	\$37.75	\$1,868.63
			4671.11		4091.165		\$156,181.77