



MEMORANDUM

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

DATE: January 30, 2018

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: Setting Public Hearing for Special Assessment Roll for Oliver Street Reconstruction

RECOMMENDATION:

City staff recommends approval of Resolution No. 4 which sets the second public hearing for the Oliver Street Reconstruction Project.

BACKGROUND:

This public hearing is intended to provide affected residents with the opportunity to comment regarding their individual assessments.

As you will recall, 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 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 Tuesday, February 20, 2018 to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

Oliver Street, Public Street, from Oak Street to Gould Street

Attachment(s): Oliver Street 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. 2018-01
OLIVER STREET, A PUBLIC STREET, FROM OAK STREET TO GOULD 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 Tuesday, February 20, 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:

Oliver Street, a Public Street, from Oak Street to Gould 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 Reconstruction

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 Tuesday, February 20, 2018 for the purpose of reviewing said special assessment roll and for the purpose of considering all objections to said roll submitted in writing.

**DISTRICT NO. 2018-01 OLIVER STREET
SPECIAL ASSESSMENT ROLL
FINAL**

OLIVER ST. SOUTH SIDE

SPECIAL ASSESSMENT ROLL

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ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	
500	Oliver	668-000-007	43.67	0.75	32.75	\$43.89	\$1,437.51	R
504	Oliver	668-000-006	66	1	66.00	\$43.89	\$2,896.74	R
510	Oliver	668-000-005	66	1	66.00	\$43.89	\$2,896.74	R
514	Oliver	668-000-004	72	1	72.00	\$43.89	\$3,160.08	R
524	Oliver	668-000-003	66	1	66.00	\$43.89	\$2,896.74	R
530	Oliver	668-000-002	60	1	60.00	\$43.89	\$2,633.40	R
536	Oliver	668-000-001	66	0.75	49.50	\$43.89	\$2,172.56	R
422	Dewey	410-003-023	66	0.75	49.50	\$43.89	\$2,172.56	R
608	Oliver	410-003-022	66.08	1	66.08	\$43.89	\$2,900.25	R
614	Oliver	111-006-001	66.12	1	66.12	\$43.89	\$2,902.01	R
620	Oliver	111-006-002	66.12	0.75	49.59	\$49.59	\$2,459.17	C
704	Oliver	111-007-001	66.12	0.75	49.59	\$43.89	\$2,176.51	R
708	Oliver	111-007-002	66.12	1	66.12	\$43.89	\$2,902.01	R
712	Oliver	111-007-009	60.12	1	60.12	\$43.89	\$2,638.67	R
720	Oliver	111-007-010	72.12	0.75	54.09	\$43.89	\$2,374.01	R
802	Oliver	111-008-001	66.12	0.75	49.59	\$43.89	\$2,176.51	R
808	Oliver	111-008-002	66.12	1	66.12	\$43.89	\$2,902.01	R
814	Oliver	111-008-006	61.75	1	61.75	\$43.89	\$2,710.21	R
820	Oliver	111-008-009	70.37	0.75	52.78	\$43.89	\$2,316.40	R
904	Oliver	111-009-001	132.25	0.75	99.19	\$43.89	\$4,353.34	R
918	Oliver	111-009-009	132.25	0.75	99.19	\$43.89	\$4,353.34	R
			1497.33		1302.08		\$57,430.73	

OLIVER ST. NORTH SIDE

SPECIAL ASSESSMENT ROLL

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ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	
515	Oliver	630-001-001	439.7	0.75	329.78	\$49.59	\$16,353.54	C
603	Oliver	111-002-009	66.12	0.75	49.59	\$43.89	\$2,176.51	R
609	Oliver	111-002-010	66.12	1	66.12	\$43.89	\$2,902.01	R
615	Oliver	111-002-011	66.12	1	66.12	\$43.89	\$2,902.01	R
621	Oliver	111-002-012	66.12	0.75	49.59	\$43.89	\$2,176.51	R
701	Oliver	111-003-009	82.65	0.75	61.99	\$43.89	\$2,720.63	R
707	Oliver	111-003-010	49.5	1	49.50	\$43.89	\$2,172.56	R
713	Oliver	111-003-011	66.12	1	66.12	\$43.89	\$2,902.01	R
721	Oliver	111-003-012	66.12	0.75	49.59	\$43.89	\$2,176.51	R
809	Oliver	111-004-007	264.5	0.75	198.38	\$43.89	\$8,706.68	R
915	Oliver	111-005-017	264.5	0.75	198.38	\$43.89	\$8,706.68	R
			1497.57		1185.14		\$53,895.62	

NOTE : 515 OLIVER TOTAL FOOTAGE 511.77 IN 2017 WAS ASSESSED FOR 72.07' WITH CORNER LOT DISCOUNT 54.05' FOR 2018 ASSESSMENT FOOTAGE AT 439.7' WITH CONNER LOT DISCOUNT 329.78'