



## MEMORANDUM

---

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

---

DATE: February 12, 2018

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services

SUBJECT: Hanover 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. Hanover Street, from Harding Avenue to north end of 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 **September 18, 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 **February 20, 2018** for the proposed improvement setting a public hearing for Monday, March 5, 2018.

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:

**Hanover Street, a Public Street, from Harding Avenue to north end of street.**

**Special Assessment Resolution No. 2 for Hanover Street**

Special Assessment District No. 2018-02

**Hanover Street, a Public Street, from Harding Avenue to north end of street**

**RESOLUTION NO.**

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

**Hanover Street, a Public Street, from Harding Avenue to north end of street;  
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 \$273,059.50 and determines that \$75,651.44 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 \$197,408.06 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, March 5, 2018 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:

**Hanover Street, a Public Street, from Harding Avenue to north end of 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, March 5, 2018 for the purpose of hearing any person to be affected by the proposed public improvement.

HANOVER ST. HARDING TO NORTH END  
WEST SIDE

SPECIAL ASSESSMENT ROLL

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT
1104	HARDING	590-000-001	224.08	0.75	168.06	\$26.03	\$4,374.60
1017	HANOVER	030-000-016	102.04	1	102.04	\$26.03	\$2,656.10
1083	HANOVER	030-000-015	102.04	1	102.04	\$26.03	\$2,656.10
1107	HANOVER	030-000-014	68.03	1	68.03	\$26.03	\$1,770.82
1121	HANOVER	030-000-013	68.03	1	68.03	\$26.03	\$1,770.82
1137	HANOVER	030-000-012	68.03	1	68.03	\$26.03	\$1,770.82
1151	HANOVER	030-000-011	68.03	1	68.03	\$26.03	\$1,770.82
1165	HANOVER	030-000-010	102.04	1	102.04	\$26.03	\$2,656.10
1193	HANOVER	030-000-009	102.04	0.75	76.53	\$26.03	\$1,992.08
1201	HANOVER	230-000-008	75.00	0.75	56.25	\$26.03	\$1,464.19
1205	HANOVER	230-000-007	82.50	1	82.50	\$26.03	\$2,147.48
1209	HANOVER	230-000-006	82.50	1	82.50	\$26.03	\$2,147.48
1213	HANOVER	230-000-005	82.50	1	82.50	\$26.03	\$2,147.48
1217	HANOVER	230-000-004	82.50	1	82.50	\$26.03	\$2,147.48
1221	HANOVER	230-000-003	82.50	1	82.50	\$26.03	\$2,147.48
1225	HANOVER	230-000-002	82.50	1	82.50	\$26.03	\$2,147.48
1229	HANOVER	230-000-001	64.50	1	64.50	\$26.03	\$1,678.94
			1538.86		1438.58		\$37,446.24

EAST SIDE

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT
1200	HANOVER	690-000-010	191.20	0.75	143.40	26.03	3,732.70
	HANOVER	690-000-011	109.30	1	109.30	26.03	2,845.08
1100	RIVERSIDE	520-000-001	131.97	0.75	98.98	26.03	2,576.38
1101	RIVERSIDE	520-000-010	147.00	0.75	110.25	26.03	2,869.81
1122	HANOVER	520-000-009	150.00	1	150.00	26.03	3,904.50
1132	HANOVER	690-000-009	124.00	1	124.00	26.03	3,227.72
1202	HANOVER	690-000-008	126.00	1	126.00	26.03	3,279.78
1208	HANOVER	690-000-007	127.00	1	127.00	26.03	3,305.81
1212	HANOVER	690-000-006	128.00	1	128.00	26.03	3,331.84
1332	HANOVER	690-000-002	102.81	1	102.81	26.03	2,676.14
1334	HANOVER	690-000-004	100.00	1	100.00	26.03	2,603.00
1338	HANOVER	690-000-001	148.00	1	148.00	26.03	3,852.44
			1585.28		1467.74		\$38,205.21

Note: 1200 Handover St. footage is 204.2' used 191.2'

HANOVER

SPECIAL ASSESSMENT ROLL

ENGINEER'S ESTIMATE		\$189,149.60		
CITY SHARE	60%	\$113,489.76		
LAND OWNER	40%	\$75,659.84	AMOUNT ASSESSMENT	\$75,651.44
	TOTAL	\$189,149.60		
			TOTAL	
ASSESSABLE FRONT FOOT		2906.32		
FRONT FOOT RATE		\$26.03		

29-Jan-18

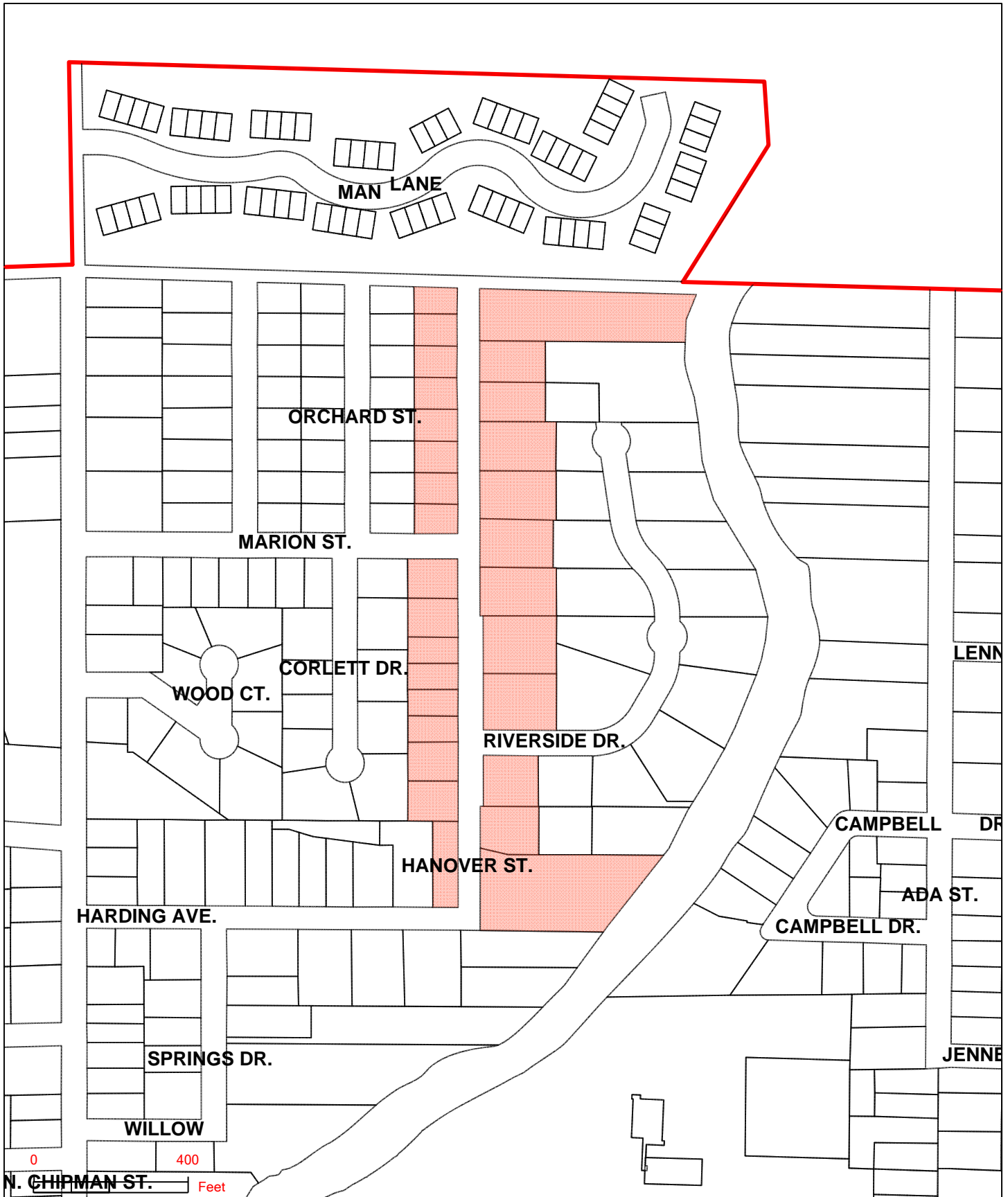
HANOVER STREET ENGINEER'S ESTIMATE

WORK ITEM	UNIT	QUANTITIES	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60%	ASSESSMENT AT 40% 4" RULE
MOBILIZATION, MAX_____	LSUM	0.40	\$ 41,500.00	\$ 16,600.00	\$ 16,600.00	\$ 9,960.00	\$ 6,640.00
DR STRUCTURE, REM	EA	14.00	\$ 350.00	\$ 4,900.00			
SEWER, REM, LESS THAN 24 INCH	LFT	144.00	\$ 10.00	\$ 1,440.00			
CURB AND GUTTER, REM	LFT	694.00	\$ 7.00	\$ 4,858.00	\$ 4,858.00	\$ 2,914.80	\$ 1,943.20
PAVT, REM	SYD	1070.00	\$ 8.00	\$ 8,560.00			
SIDEWALK, REM	SYD	7.00	\$ 8.00	\$ 56.00			
EROSION CONTROL, INLET PROTECTION, FABRIC DROP	EA	10.00	\$ 100.00	\$ 1,000.00			
DR STRUCTURE, TEMP LOWERING	EA	9.00	\$ 250.00	\$ 2,250.00	\$ 2,250.00	\$ 1,350.00	\$ 900.00
COLD MILLING HMA SURFACE	SYD	4830.00	\$ 3.00	\$ 14,490.00	\$ 14,490.00	\$ 8,694.00	\$ 5,796.00
SAWCUTTING	LFT	600.00	\$ 3.00	\$ 1,800.00	\$ 1,800.00	\$ 1,080.00	\$ 720.00
AGGREGATE BASE, 6 INCH, MOD	SYD	880.00	\$ 12.00	\$ 10,560.00			
GEOTEXTILE SEPARATOR	SYD	880.00	\$ 1.50	\$ 1,320.00			
SEWER, SDR-26, 6 INCH, TRENCH DET B-MOD	LFT	32.00	\$ 35.00	\$ 1,120.00			
SEWER, SDR-26, 8 INCH, TRENCH DET B-MOD	LFT	10.00	\$ 37.50	\$ 375.00			
SEWER, SDR-26, 10 INCH, TRENCH DET B-MOD	LFT	184.00	\$ 40.00	\$ 7,360.00			
SEWER, SDR-26, 15 INCH, TRENCH DET B-MOD	LFT	164.00	\$ 52.00	\$ 8,528.00			
DR STRUCTURE COVER, ADJ, CASE 1	EA	9.00	\$ 475.00	\$ 4,275.00	\$ 4,275.00	\$ 2,565.00	\$ 1,710.00
DR STRUCTURE COVER, EJ 1060	EA	5.00	\$ 600.00	\$ 3,000.00	\$ 3,000.00	\$ 1,800.00	\$ 1,200.00
DR STRUCTURE COVER, EJ 1060 W/ TYPE N OVAL GRATE	EA	2.00	\$ 600.00	\$ 1,200.00	\$ 1,200.00	\$ 720.00	\$ 480.00
DR STRUCTURE COVER, EJ 1120 W/ GASKET SEAL	EA	9.00	\$ 650.00	\$ 5,850.00	\$ 5,850.00	\$ 3,510.00	\$ 2,340.00
DR STRUCTURE COVER, EJ 7000	EA	8.00	\$ 700.00	\$ 5,600.00			
DR STRUCTURE, 24 INCH DIA, MOD	EA	1.00	\$ 1,200.00	\$ 1,200.00			
DR STRUCTURE, 36 INCH DIA. MOD	EA	8.00	\$ 1,400.00	\$ 11,200.00			
DR STRUCTURE, 48 INCH DIA. MOD	EA	5.00	\$ 1,800.00	\$ 9,000.00			
HAND PATCHING	TON	50.00	\$ 125.00	\$ 6,250.00	\$ 4,166.67	\$ 2,500.00	\$ 1,666.67
HMA, 2C	TON	363.00	\$ 65.00	\$ 23,595.00			
HMA, 4E3	TON	580.00	\$ 75.00	\$ 43,500.00	\$ 43,500.00	\$ 26,100.00	\$ 17,400.00
HMA, 5E3	TON	435.00	\$ 73.00	\$ 31,755.00	\$ 31,755.00	\$ 19,053.00	\$ 12,702.00
CONCRETE PAVT, NONREINF, 9 INCH	SYD	80.00	\$ 60.00	\$ 4,800.00			
DRIVEWAY, NONREINF CONC, 6 INCH	SYD	62.00	\$ 45.00	\$ 2,790.00			

CURB AND GUTTER, CONC, DET F4, MOD	LFT	694.00	\$	20.00	\$	13,880.00	\$	13,880.00	\$	8,328.00	\$	5,552.00	
DETECTABLE WARNING SURFACE	LFT	5.00	\$	35.00	\$	175.00							
SIDEWALK RAMP, CONC, 4 INCH	SFT	75.00	\$	5.00	\$	375.00							
MINOR TRAF DEVICES	LSUM	0.40	\$	25,000.00	\$	10,000.00	\$	10,000.00	\$	6,000.00	\$	4,000.00	
BARRICADE, TYPE III, HIGH INTENSITY, FURN & OPER	EA	2.00	\$	100.00	\$	200.00							
PEDESTRIAN TYPE II BARRICADE, TEMP	EA	5.00	\$	150.00	\$	750.00							
PLASTIC DRUM, HIGH INTENSITY, FURN & OPER	EA	40.00	\$	20.00	\$	800.00							
SIGN, TYPE B, TEMP, PRISMATIC, FURN & OPER	SFT	12.50	\$	5.00	\$	62.50							
TRAF REGULATOR CONTROL	LSUM	0.40	\$	5,000.00	\$	2,000.00							
TURF ESTABLISHMENT, PERFORMANCE	SYD	1000.00	\$	5.00	\$	5,000.00							
SIGN, TYPE III, REM	EA	10.00	\$	10.00	\$	100.00							
SIGN, TYPE III, ERECT, SALV	EA	10.00	\$	40.00	\$	400.00							
POST, STEEL, 3 POUND	FT	10.00	\$	6.00	\$	60.00							
SUB TOTALS						\$	273,059.50	\$	157,624.67	\$	94,574.80	\$	63,049.87
ENGINEERING AT 15% ASSESSABLE COST								\$	23,643.70	\$	14,186.22	\$	9,457.48
ADMINISTRATIVE AT 5% ASSESSABLE COST								\$	7,881.23	\$	4,728.74	\$	3,152.49
GRAND TOTALS								\$	189,149.60	\$	113,489.76	\$	75,659.84



# OWOSSO



HANOVER FROM HARDING TO NORTH END