



MEMORANDUM

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

DATE: May 16, 2018

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: Setting Public Hearing for Special Assessment Roll for Stewart Street Resurfacing

RECOMMENDATION:

Approval of Resolution No. 4 which sets the second public hearing for the Stewart Street Resurfacing Project.

BACKGROUND:

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

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. City Council sets the second public hearing at its **May 21, 2018** meeting.

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 Monday, June 4, 2018 to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

Stewart Street, Public Street, from Cedar Street to Shiawassee Street

Attachment(s): Stewart Street Resolution No. 4
Special Assessment Roll

RESOLUTION NO.

**STEWART STREET
FROM CEDAR STREET TO SHIAWASSEE STREET
SPECIAL ASSESSMENT RESOLUTION NO. 4**

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 Monday, June 4, 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:

STEWART STREET, A PUBLIC STREET, FROM CEDAR STREET TO SHIAWASSEE 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 RESURFACING

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 Monday, June 4, 2018 for the purpose of reviewing said special assessment roll and for the purpose of considering all objections to said roll submitted in writing.

STEWART CEDAR TO SHIAWASSEE
NORTH SIDE

SPECIAL ASSESSMENT ROLL-FINAL-JUNE 4, 2018

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	
720-730	STEWART	673-006-001	263.5	0.75	197.63	\$37.06	\$7,323.98	RM-2
702	STEWART	673-006-007	60	1	60.00	\$37.06	\$2,223.60	R-1
624	STEWART	673-006-008	63	1	63.00	\$37.06	\$2,334.78	R-1
620	STEWART	673-006-009	66	1	66.00	\$37.06	\$2,445.96	R-1
616	STEWART	673-006-010	66	1	66.00	\$37.06	\$2,445.96	R-1
612	STEWART	673-006-011	66	0.75	49.50	\$37.06	\$1,834.47	R-1
610	STEWART	673-007-006	66	0.75	49.50	\$37.06	\$1,834.47	R-1
608	STEWART	673-007-007	66	1	66.00	\$37.06	\$2,445.96	R-1
538	STEWART	673-007-008	66	1	66.00	\$37.06	\$2,445.96	R-1
534	STEWART	673-007-009	66	1	66.00	\$37.06	\$2,445.96	R-1
524	STEWART	673-007-010	198	0.75	148.50	\$37.06	\$5,503.41	R-1
720	SHIAWASSEE	673-007-011	92.5	0.75	69.38	\$37.06	\$2,571.04	R-1
			1139		967.50		\$35,855.55	

STEWART CEDAR TO SHIAWASSEE
SOUTH SIDE

SPECIAL ASSESSMENT ROLL

ADDRESS NO.	STREET	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	
739	STEWART	070-002-010	56.33	0.75	42.25	\$37.06	\$1,565.69	R-1
735	STEWART	070-002-009	33	1	33.00	\$37.06	\$1,222.98	R-1
731	STEWART	070-002-008	33	1	33.00	\$37.06	\$1,222.98	R-1
727	STEWART	070-002-007	66	1	66.00	\$37.06	\$2,445.96	R-1
723	STEWART	070-002-006	66	1	66.00	\$37.06	\$2,445.96	R-1
717	STEWART	070-002-005	66	1	66.00	\$37.06	\$2,445.96	R-1
711	STEWART	070-002-004	66	1	66.00	\$37.06	\$2,445.96	R-1
705	STEWART	070-002-003	66	1	66.00	\$37.06	\$2,445.96	R-1
631	STEWART	070-002-002	66	1	66.00	\$37.06	\$2,445.96	R-1
625	STEWART	070-002-001	66	0.75	49.50	\$37.06	\$1,834.47	R-1
615	STEWART	070-001-009	66	0.75	49.50	\$37.06	\$1,834.47	R-1
607	STEWART	070-001-008	66	1	66.00	\$37.06	\$2,445.96	R-1
601	STEWART	070-001-007	66	1	66.00	\$37.06	\$2,445.96	R-1
531	STEWART	070-001-006	66	1	66.00	\$37.06	\$2,445.96	R-1
525	STEWART	070-001-005	66	1	66.00	\$37.06	\$2,445.96	R-1
521	STEWART	070-001-004	66	1	66.00	\$37.06	\$2,445.96	R-1
515	STEWART	070-001-001	95	1	95.00	\$37.56	\$3,568.20	B-1
802	SHIAWASSEE	070-001-002	40.67	0.75	30.50	\$37.56	\$1,145.67	I-1
			1116		1058.75		\$39,300.03	

STEWART

SPECIAL ASSESSMENT ROLL

		RESIDENTIAL RATE	COMMERCIAL RATE		
ENGINEER'S ESTIMATE-ELIGIBLE ITEMS		\$190,276.31	\$190,276.31	NORTH SIDE	\$35,855.55
CITY SHARE	60%	\$115,183.41	\$114,165.79	SOUTH SIDE	\$39,300.03
LAND OWNER	40%	\$75,092.90	\$76,110.52	TOTAL BOTH SIDE	\$75,155.58
ASSESSABLE FRONT FOOT	2026.25' TOTAL	1900.75'	125.50'		
FRONT FOOT RATE=Land Owner Share/2026.25		\$37.06	\$37.56		

