



MEMORANDUM

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

DATE: February 22, 2019

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: Setting Public Hearing for Special Assessment Roll for Allendale Avenue Resurfacing

RECOMMENDATION:

Approval of Resolution No. 4 which sets the second public hearing for the Allendale Avenue 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 **March 4, 2019** 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, **March 18, 2019** to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

Allendale Avenue, Public Street, from Gould Street to east city limits

Attachment(s): Allendale Avenue Resolution No. 4
Special Assessment Roll

RESOLUTION NO.
ALLENDALE AVENUE
FROM GOULD STREET TO EAST CITY LIMITS
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, March 18, 2019 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:

ALLENDALE AVENUE, A PUBLIC STREET, FROM GOULD STREET TO EAST CITY LIMITS

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:

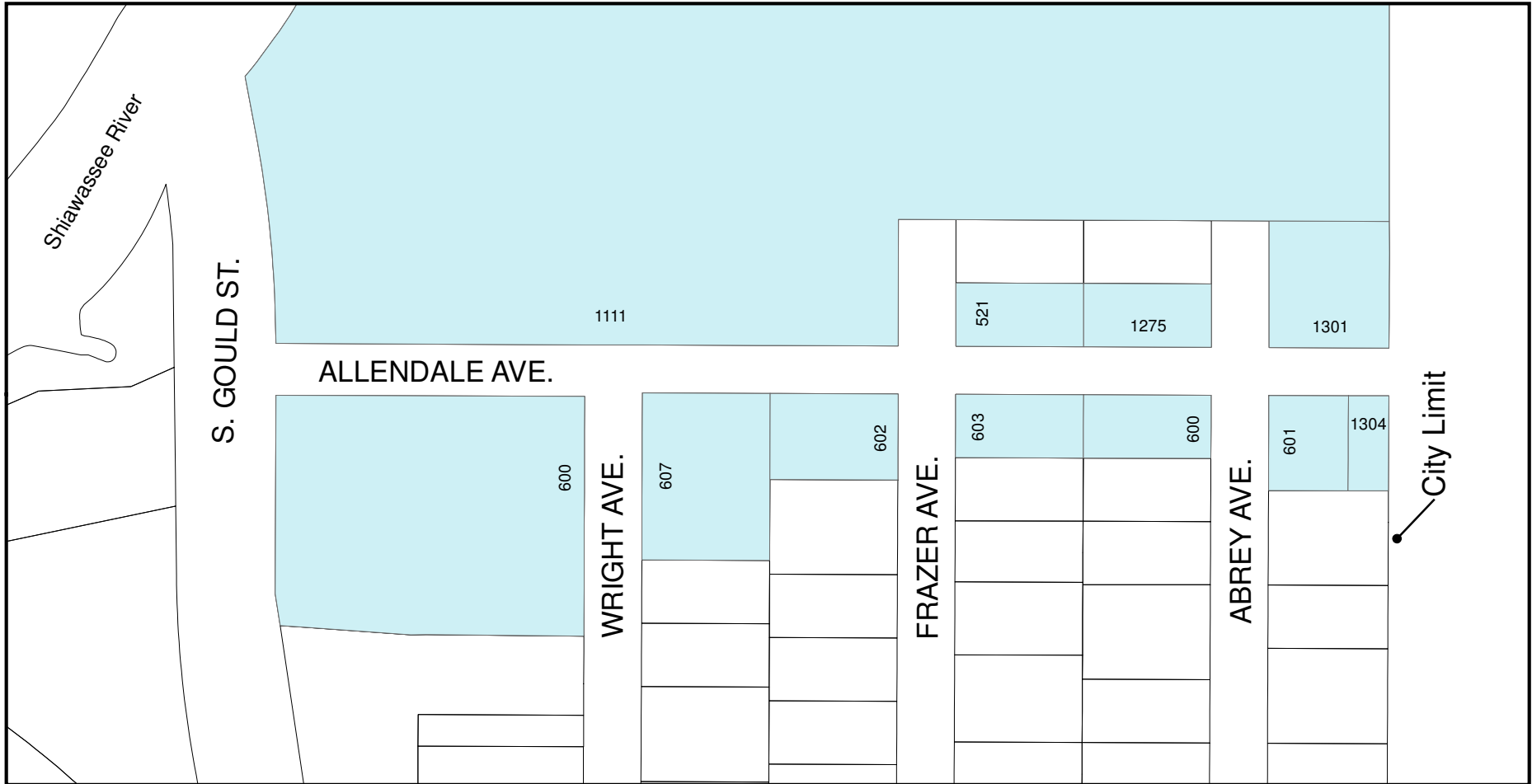
STREET RESURFACING

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, March 18, 2019 for the purpose of reviewing said special assessment roll and for the purpose of considering all objections to said roll submitted in writing.

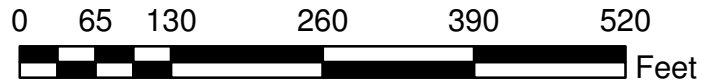
City of Owosso



Proposed Special Assessment Allendale Avenue from Gould Street to East City Limit

Legend

-  Special Assessment Parcels
-  City Parcels 2018 Edition
- 1501 Street Address Number



1 inch = 165 feet



ALLENDALE AVE FROM GOULD TO EAST CITY LIMITS

SPECIAL ASSESSMENT DISTRICT NO. 2019-02 ROLL

RESO #4

NORTH SIDE

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
1111	ALLENDALE	CITY OF OWOSSO	010-036-001	648	0.75	486.00	\$ 25.28	\$12,286.08	R1
521	FRAZER	BONNIN, GUY P & KATHY A	010-040-001	133	0.75	99.75	\$ 25.28	\$2,521.68	R1
1275	ALLENDALE	BEST, WESLEY; ORRISS, ASHLEY	010-040-007	133	0.75	99.75	\$ 25.28	\$2,521.68	R1
1301	ALLENDALE	JOHNSON, KLARYSSA; JOHNSON	010-041-001	125	0.75	93.75	\$ 25.28	\$2,370.00	R1
				1039		779.25		\$19,699.44	

SOUTH SIDE

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
600	WRIGHT	CITY OF OWOSSO	010-034-026	321.82	0.75	241.37	\$ 29.68	\$7,163.71	R1; I1
607	WRIGHT	CITY OF OWOSSO	010-033-019	133	0.75	99.75	\$ 25.28	\$2,521.68	R1
602	FRAZER	MCKAY, PENNY; MOSKAITIS, VIN	010-033-017	133	0.75	99.75	\$ 25.28	\$2,521.68	R1
603	FRAZER	CRANE, NANCY A	010-032-018	133	0.75	99.75	\$ 25.28	\$2,521.68	R1
600	ABREY	K&E ELDRED RENTALS LLC	010-032-017	133	0.75	99.75	\$ 25.28	\$2,521.68	R1
601	ABREY	BUSH, STEVEN M & CHRISTINA M	010-030-009	83	0.75	62.25	\$ 25.28	\$1,573.68	R1
1304	ALLENDALE	SIMMINGTON, THOMAS E	010-030-010	42	1	42.00	\$ 25.28	\$1,061.76	R1
				978.82		744.62		\$19,885.87	

TOTAL ASSESSABLE FRONT FOOTAGE

1523.87

SEE SHEET TWO FOR EXPLANATION OF ASSESSMENT ROLL

**POST BID ASSESSMENT CALCULATIONS
ALLENDALE AVENUE**

ALLENDALE AVENUE FROM GOULD TO EAST CITY LIMITS

SPECIAL ASSESSMENT DISTRICT NO. 2019-02 ROLL

RESO #4

ENGINEER'S ESTIMATE ELIGIBLE AMOUNT	
ASSESSABLE RESIDENTIAL FRONT FEET	1,282.50
ASSESSABLE COMMERCIAL FRONT FEET	241.37
TOTAL ASSESSABLE FRONT FEET	1,523.87

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ASSEMENT PER TYPE	\$113,072.75	\$113,072.75	
CITY SHARE $\geq 60\%$	\$74,555.04	\$67,843.65	
PROPERTY SHARE @ $\leq 40\%$	\$38,517.71	\$45,229.10	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/ TOTAL FRONT FEET	\$25.28	\$29.68	
TOTAL FRONT FEET PER TYPE	1282.50	241.37	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$32,416.89	\$7,163.84	\$39,580.73

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

NORTH SIDE	\$19,699.44
SOUTH SIDE	\$19,885.87
TOTAL SPECIAL ASSESSMENT	\$39,585.31

**ENGINEER'S ESTIMATE - POST BID
ALLENDALE AVENUE**

ENGINEER'S ESTIMATE OF PROBABLE COST FOR ALLENDALE AVE, GOULD TO EAST CITY LIMITS - POST BID

RESO 4

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELLLIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT	ASSESSMENT
							AT 40% RESIDENTIAL	AT 40% COMMERCIAL
MOBILIZATION, MAX_____	LSUM	1	\$ 10,250.00	\$ 10,250.00	\$ 10,250.00	\$ 6,150.00	\$ 4,100.00	\$ 4,100.00
PAVT, REM	SYD	35	\$ 12.00	\$ 420.00	\$ -	\$ -	\$ -	\$ -
EROSION CONTROL, INLET PROTECTION, FABRIC DROP	EA	12	\$ 100.00	\$ 1,200.00	\$ 1,200.00	\$ 720.00	\$ 480.00	\$ 480.00
TRENCHING, MODIFIED	STA	8	\$ 230.00	\$ 1,840.00	\$ 276.00	\$ 165.60	\$ -	\$ 110.40
DR STRUCTURE, TEMP LOWERING	EA	8	\$ 250.00	\$ 2,000.00	\$ 2,000.00	\$ 1,200.00	\$ 800.00	\$ 800.00
AGGREGATE BASE, 9 INCH, MODIFIED	SYD	145	\$ 17.15	\$ 2,486.75	\$ 547.09	\$ 328.25	\$ -	\$ 218.83
HMA BASE CRUSHING AND SHAPING, MODIFIED (6")	SYD	3354	\$ 0.67	\$ 2,247.18	\$ 741.57	\$ 444.94	\$ -	\$ 296.63
ASPHALT CEMENT STABALIZED BASE COURSE (4")	SYD	3354	\$ 2.54	\$ 8,519.16	\$ 4,259.58	\$ 2,555.75	\$ -	\$ 1,703.83
ASPHALT CEMENT BINDER	GAL	5367	\$ 3.04	\$ 16,315.68	\$ 8,157.84	\$ 4,894.70	\$ -	\$ 3,263.14
APPROACH, CL II	TON	10	\$ 32.00	\$ 320.00	\$ -	\$ -	\$ -	\$ -
DR STRUCTURE COVER, ADJ, CASE 1	EA	8	\$ 500.00	\$ 4,000.00	\$ 4,000.00	\$ 2,400.00	\$ 1,600.00	\$ 1,600.00
DR STRUCTURE COVER, ADJ, CASE 2	EA	4	\$ 400.00	\$ 1,600.00	\$ -	\$ -	\$ -	\$ -
DR STRUCTURE COVER, TYPE EJ 1060	EA	3	\$ 600.00	\$ 1,800.00	\$ 1,800.00	\$ 1,080.00	\$ 720.00	\$ 720.00
DR STRUCTURE COVER, TYPE EJ 1060 W/ TYPE N OVAL GRATE	EA	4	\$ 625.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00
DR STRUCUTRE COVER, TYPE EJ 1120 W/ SOLID GASKET SEALED COVER	EA	4	\$ 650.00	\$ 2,600.00	\$ 2,600.00	\$ 1,560.00	\$ 1,040.00	\$ 1,040.00
HMA, 13A (4")	TON	738	\$ 72.69	\$ 53,645.22	\$ 53,645.22	\$ 32,187.13	\$ 21,458.09	\$ 21,458.09
PAVT MRKG, WATERBORNE, 4 INCH, WHITE	FT	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GATE VALVE, ADJ	EA	5	\$ 250.00	\$ 1,250.00	\$ 1,250.00	\$ 750.00	\$ 500.00	\$ 500.00
MINOR TRAF DEVICES	LSUM	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 600.00	\$ 400.00	\$ 400.00
BARRICADE, TYPE III, HIGH INTENSITY, FURN AND OPER	EA	4	\$ 85.00	\$ 340.00	\$ -	\$ -	\$ -	\$ -
PLASTIC DRUM HIGH INTENSITY, FURN AND OPER	EA	16	\$ 11.50	\$ 184.00	\$ -	\$ -	\$ -	\$ -
SIGN, TYPE B, TEMP, PRISMATIC, FURN AND OPER	SFT	139	\$ 3.25	\$ 451.75	\$ -	\$ -	\$ -	\$ -
SUBGRADE UNDERCUTTING, TYPE II	CYD	25	\$ 30.00	\$ 750.00				
MAINTENANCE GRAVEL	TON	10	\$ 40.00	\$ 400.00				
TURF ESTABLISHMENT, PERFORMANCE	SYD	125	\$ 5.00	\$ 625.00				
SUB TOTALS				\$ 116,744.74	\$ 94,227.29	\$ 56,536.38	\$ 32,098.09	\$ 37,690.92
INDIRECT COSTS:								
ENGINEERING @ 15% OF SUB TOTAL				\$ 17,511.71	\$ 14,134.09	\$ 8,480.46	\$ 4,814.71	\$ 5,653.64
ADMINISTRATIVE @ 5% OF SUB TOTAL				\$ 5,837.24	\$ 4,711.36	\$ 2,826.82	\$ 1,604.90	\$ 1,884.55
GRAND TOTALS				\$ 140,093.69	\$ 113,072.75	\$ 67,843.65	\$ 38,517.71	\$ 45,229.10