



## MEMORANDUM

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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 Monroe Street Resurfacing

### RECOMMENDATION:

Approval of Resolution No. 4 which sets the second public hearing for the Monroe 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 **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:

**Monroe Street, Public Street, from McMillan Avenue to east city limits**

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

**RESOLUTION NO.**  
**MONROE STREET**  
**FROM MCMILLAN AVENUE 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:

MONROE STREET, A PUBLIC STREET, FROM MCMILLAN AVENUE TO EAST CITY LIMITS

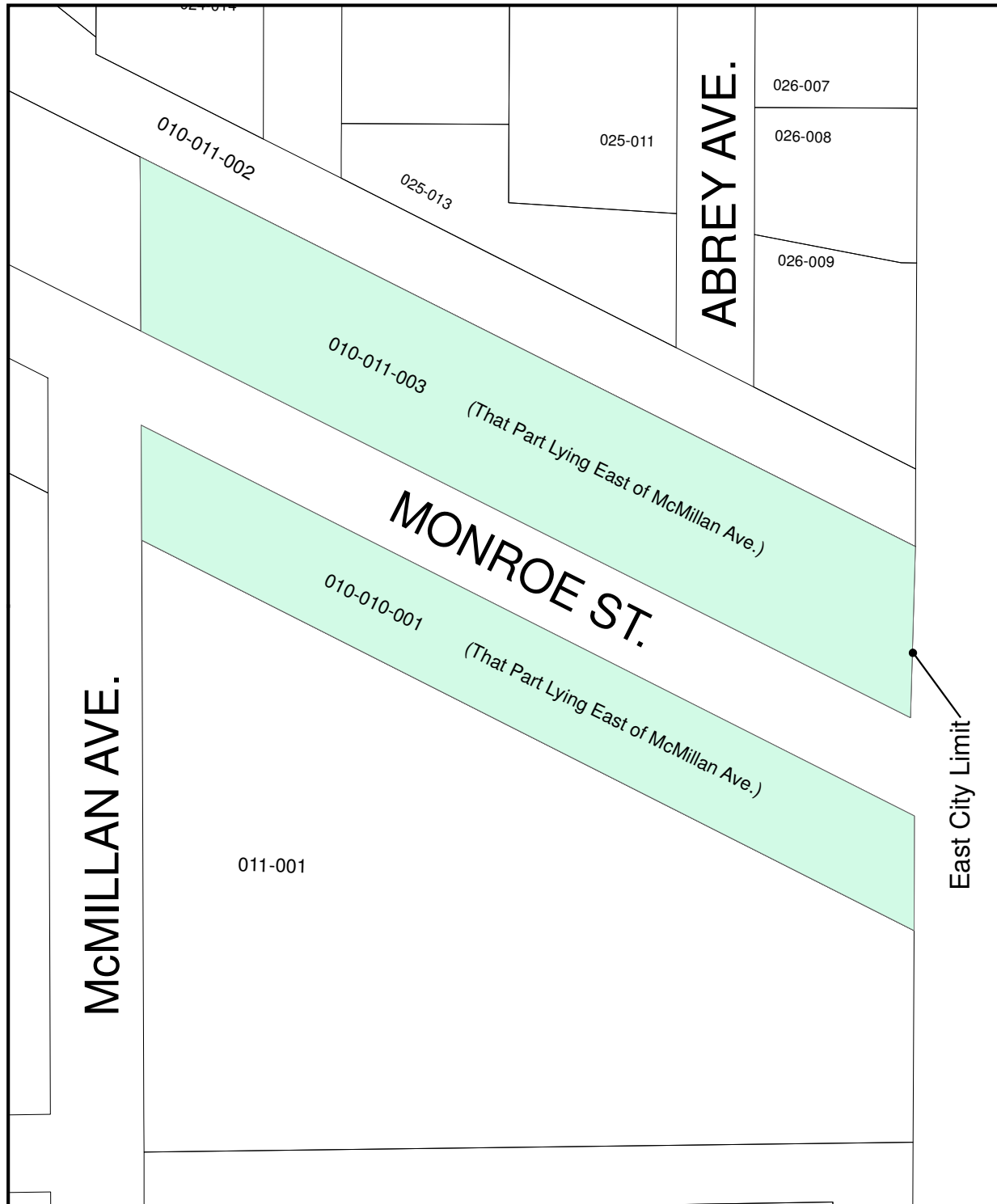
TAKE NOTICE that a Special Assessment roll has been prepared for the purpose of defraying the Special Assessment district's share of the cost of the following described improvements:

**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***

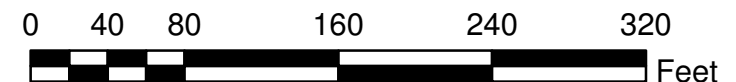
## **Proposed Special Assessment**

**Monroe Street  
From McMillan Avenue  
to East City Limit**



### **Legend**

-  Monroe Street Special Assessment
-  City Parcels 2018 Edition
- 010-011-001 Parcel ID Number



1 inch = 100 feet

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## MONROE STREET FROM MCMILLAN AVENUE TO EAST CITY LIMITS

**SPECIAL ASSESSMENT DISTRICT NO. 2019-07 ROLL**

## RESO #4

### FINAL ASSESSMENT AMOUNTS AFTER ADJUSTMENTS

| PARCEL<br>NUMBER | ADDRESS        | PARCEL<br>ACRES | PARCEL<br>SFT | CLASS      | STATUS   | FRONTAGE<br>FEET<br>ASSESSABLE | LAND VALUE  | BUILDING<br>VALUE | TOTAL<br>VALUE | PROPERTY OWNER            | TOTAL<br>ENHANCEMENT<br>UNADJUSTED | CAPPED<br>AMOUNT | TOTAL<br>ENHANCEMENT<br>ADJUSTED |
|------------------|----------------|-----------------|---------------|------------|----------|--------------------------------|-------------|-------------------|----------------|---------------------------|------------------------------------|------------------|----------------------------------|
| 010-011-003      |                | 0.46            | 20,031.50     | OTHER      | VACANT   | 400.63                         | \$ 3,405.36 | \$ -              | \$ 3,405.36    | HURON AND EASTERN RAILROA | \$ 9,466.83                        | \$ 8,513.39      | \$ 8,513.39                      |
| 010-010-001      |                | 0.68            | 29,646.62     | INDUSTRIAL | VACANT   | 400.63                         | \$ 5,039.93 | \$ -              | \$ 5,039.93    | CONSUMERS ENERGY          | \$ 9,466.83                        | \$ 12,599.81     | \$ 9,466.83                      |
| 010-011-001*     | 1400 MONROE ST | 2.76            | 120,225.60    | INDUSTRIAL | IMPROVED | N/A                            | N/A         | N/A               | N/A            | TRI-MER                   | \$ 18,185.68                       | \$ 18,185.68     | \$ 18,185.68                     |

\*TRI-MER ASSESSMENT BASED UPON ITS WILLINGNESS TO PARTICIPATE WITH PAVEMENT IMPROVEMENTS

GRAND TOTAL:      \$      36,165.90

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

|                          |    |           |
|--------------------------|----|-----------|
| NORTH SIDE               | \$ | 8,513.39  |
| SOUTH SIDE               | \$ | 27,652.51 |
| TOTAL SPECIAL ASSESSMENT | \$ | 36,165.90 |

|                           |    |           |
|---------------------------|----|-----------|
| TOTAL PROJECT COST:       | \$ | 54,351.59 |
| TOTAL SPECIAL ASSESSMENT: | \$ | 36,165.90 |
| CITY SHARE:               | \$ | 18,185.69 |

**SPECIAL ASSESSMENT ROLL  
DISTRICT NO. 2019-07 - MONROE STREET  
UNADJUSTED**

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**MONROE STREET FROM MCMILLAN AVENUE TO CITY LIMITS**

**SPECIAL ASSESSMENT DISTRICT NO. 2019-07 ROLL**

**RESO #4**

**UNADJUSTED ASSESSMENT AMOUNTS**

**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 |
|-------------|--------|----------------------------|-------------|---------------|---------------------|-----------------------|-----------------|----------------------|-------------|
|             |        | HURON AND EASTERN RAILROAD | 010-011-003 | 534.17        | 0.75                | 400.63                | \$23.63         | \$9,466.83           | I1          |
|             |        |                            |             | 534.17        |                     | 400.63                |                 | \$9,466.83           |             |

**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 |
|-------------|-----------|---------------------|-------------|---------------|---------------------|-----------------------|-----------------|----------------------|-------------|
|             | MONROE ST | CONSUMERS ENERGY    | 010-010-001 | 534.17        | 0.75                | 400.63                | \$23.63         | \$9,466.83           | I2          |
| 1400        | MONROE ST | TRI-MER             | 010-011-001 | N/A           | N/A                 | N/A                   | N/A             | \$18,185.68          | I2          |
|             |           |                     |             | 534.17        |                     | 400.63                |                 | \$27,652.51          |             |

TOTAL ASSESSABLE FRONT FOOTAGE

801.26

**SPECIAL ASSESSMENT ROLL CALCULATIONS  
MONROE STREET**

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**MONROE ST FROM MCMILLAN AVENUE TO EAST CITY LIMITS**

**SPECIAL ASSESSMENT DISTRICT NO. 2019-(**

**RESO #4**

ENGINEER'S DETERMINATION OF ASSESSABLE AMOUNT:

|                             |        |
|-----------------------------|--------|
| TOTAL ASSESSABLE FRONT FEET | 801.26 |
|-----------------------------|--------|

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

| PROPERTY TYPE   | RESIDENTIAL PROPERTY | COMMERCIAL PROPERTY |
|---|----------------------|---------------------|
| TOTAL ELIGIBLE FOR ASSESSMENT PER TYPE                      | \$47,333.23          | \$47,333.23         |
| CITY SHARE $\geq 60\%$                                      | \$28,962.27          | \$28,399.94         |
| PROPERTY SHARE @ $\leq 40\%$                                | \$18,370.96          | \$18,933.29         |
| ASSESSABLE FRONT FOOT RATE: PROP SHARE/ TOTAL FRONT FOOTAGE | \$22.93              | \$23.63             |

**ENGINEER'S ESTIMATE - POST BID  
MONROE STREET**

ENGINEER'S ESTIMATE OF PROBABLE COST FOR MONROE STREET, FROM MCMILLAN AVE. TO CITY LIMITS

RESO 4

| DESCRIPTION   | UNIT | QUANTITY | UNIT PRICE  | AMOUNT       | ELLIGIBLE<br>AMOUNT | CITY COST<br>60 PERCENT | ASSESSMENT<br>AT 40%<br>RESIDENTIAL | ASSESSMENT<br>AT 40%<br>COMMERCIAL |
|---|------|----------|-------------|--------------|---------------------|-------------------------|-------------------------------------|------------------------------------|
| MOBILIZATION, MAX_____  | LSUM | 1        | \$ 5,330.00 | \$ 5,330.00  | \$ 5,330.00         | \$ 3,198.00             | \$ 2,132.00                         | \$ 2,132.00                        |
| EROSION CONTROL, INLET PROTECTION, FABRIC DROP                | EA   | 4        | \$ 100.00   | \$ 400.00    | \$ 400.00           | \$ 240.00               | \$ 160.00                           | \$ 160.00                          |
| PAVT, REM   | SYD  | 20       | \$ 12.00    | \$ 240.00    | \$ 240.00           | \$ 144.00               | \$ 96.00                            | \$ 96.00                           |
| AGGREGATE BASE, 9 INCH, MODIFIED                              | SYD  | 207      | \$ 17.15    | \$ 3,550.05  | \$ 1,171.52         | \$ 702.91               | \$ -                                | \$ 468.61                          |
| TRENCHING, MODIFIED   | STA  | 11       | \$ 230.00   | \$ 2,530.00  | \$ 834.90           | \$ 500.94               | \$ 333.96                           | \$ 333.96                          |
| DR STRUCTURE COVER, ADJ, CASE 2                               | EA   | 1        | \$ 400.00   | \$ 400.00    | \$ 400.00           | \$ 240.00               | \$ 160.00                           | \$ 160.00                          |
| DR STRUCTURE COVER, TYPE EJ 1120 W/ SOLID GASKET SEALED COVER | EA   | 1        | \$ 650.00   | \$ 650.00    | \$ 650.00           | \$ 390.00               | \$ 260.00                           | \$ 260.00                          |
| COLD MILLING HMA SURFACE                                      | SYD  | 1367     | \$ 1.82     | \$ 2,487.94  | \$ 2,487.94         | \$ 1,492.76             | \$ 995.18                           | \$ 995.18                          |
| SAW CUTTING   | FT   | 100      | \$ 4.00     | \$ 400.00    | \$ 400.00           | \$ 240.00               | \$ 160.00                           | \$ 160.00                          |
| HMA, 13A  | TON  | 350      | \$ 72.69    | \$ 25,441.50 | \$ 25,441.50        | \$ 15,264.90            | \$ 10,176.60                        | \$ 10,176.60                       |
| PAVT MRKG, WATERBORNE, 4 INCH, WHITE                          | FT   | 0        |             | \$ -         | \$ -                | \$ -                    | \$ -                                | \$ -                               |
| 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   | 3        | \$ 85.00    | \$ 255.00    | \$ 255.00           | \$ 153.00               | \$ 102.00                           | \$ 102.00                          |
| PLASTIC DRUM HIGH INTENSITY, FURN AND OPER                    | EA   | 25       | \$ 11.50    | \$ 287.50    | \$ 287.50           | \$ 172.50               | \$ 115.00                           | \$ 115.00                          |
| SIGN, TYPE B, TEMP, PRISMATIC, FURN AND OPER                  | SFT  | 168      | \$ 3.25     | \$ 546.00    | \$ 546.00           | \$ 327.60               | \$ 218.40                           | \$ 218.40                          |
| 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  |      |          |             | \$ 45,292.99 | \$ 39,444.36        | \$ 23,666.61            | \$ 15,309.14                        | \$ 15,777.74                       |
| INDIRECT COSTS:   |      |          |             |              |                     |                         |                                     |                                    |
| ENGINEERING @ 15% OF SUB TOTAL                                |      |          |             | \$ 6,793.95  | \$ 5,916.65         | \$ 3,549.99             | \$ 2,296.37                         | \$ 2,366.66                        |
| ADMINISTRATIVE @ 5% OF SUB TOTAL                              |      |          |             | \$ 2,264.65  | \$ 1,972.22         | \$ 1,183.33             | \$ 765.46                           | \$ 788.89                          |
| GRAND TOTALS  |      |          |             | \$ 54,351.59 | \$ 47,333.23        | \$ 28,399.94            | \$ 18,370.96                        | \$ 18,933.29                       |