



## MEMORANDUM

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

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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 North Street Resurfacing

### RECOMMENDATION:

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

**North Street, Public Street, from west city limits to Chipman Steet**

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

**RESOLUTION NO.**  
**NORTH STREET**  
**FROM WEST CITY LIMITS TO CHIPMAN 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, 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:

NORTH STREET, A PUBLIC STREET, FROM WEST CITY LIMITS TO CHIPMAN 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:

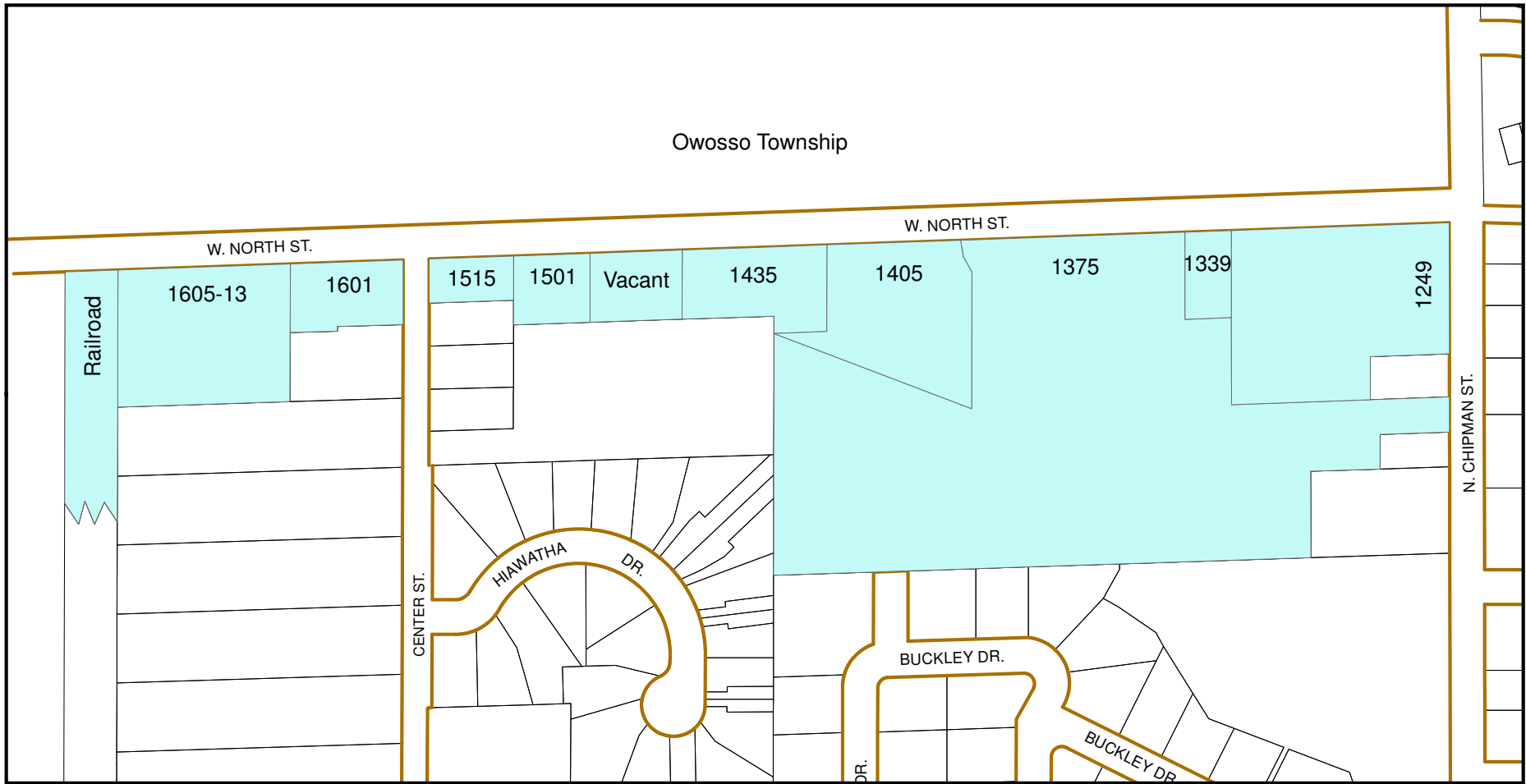
STREET RESURFACING

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, 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.

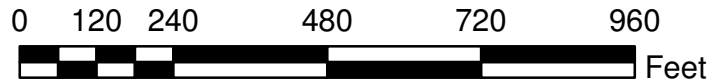
# City of Owosso



## Proposed Special Assessment North Street from Center Street to Chipman Street

### Legend

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



1 inch = 300 feet



NORTH ST FROM CITY LIMITS TO CHIPMAN

SPECIAL ASSESSMENT DISTRICT NO. 2019-08 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
OWOSSO TOWNSHIP				2239.6	1	2239.60	\$ 14.59	\$32,675.76	
				2239.6		2239.60		\$32,675.76	

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
	NORTH	GREAT LAKES CENTRAL RAILRO	450-000-040	30	0.75	22.50	\$ 17.04	\$383.40	I1
1605-13	NORTH	MARRAH, LAWRENCE III; KLINE,	450-000-022	330	1	330.00	\$ 14.59	\$4,814.70	R1
1601	NORTH	GOETZINGER, ALLAN M JR	450-000-056	215	0.75	161.25	\$ 14.59	\$2,352.64	R1
1515	NORTH	HANSEN, ROBERT & JACQUELIN	450-000-001	160	0.75	120.00	\$ 14.59	\$1,750.80	R1
1501	NORTH	MILLER, ROBERT J JR & MARCIA	450-000-002	43	1	43.00	\$ 14.59	\$627.37	R1
	NORTH	TOMAN, FREDERICK J & KIMBER	450-000-042	0	1	0.00	\$ 14.59	\$0.00	R1
1435	NORTH	SAVAGE, AARON	450-000-052	230	1	230.00	\$ 14.59	\$3,355.70	R1
1405	NORTH	COVENANT EYES ENTERPRISES	537-000-063	254.1	1	254.10	\$ 17.04	\$4,329.86	OS1
1375	NORTH	OWOSSO PUBLIC SCHOOLS	537-000-005	426	1	426.00	\$ 14.59	\$6,215.34	R1
1339	NORTH	GILLETT, SHARON A	537-000-009	88	1	88.00	\$ 14.59	\$1,283.92	R1
1249	N CHIPMAN	FIRST FREE METHODIST CHURC	537-000-011	414	0.75	310.50	\$ 14.59	\$4,530.20	R1
				2190.1		1985.35		\$29,643.93	

TOTAL ASSESSABLE FRONT FOOTAGE

4224.95

SEE SHEET TWO FOR EXPLANATION OF ASSESSMENT ROLL

**POST BID ASSESSMENT CALCULATIONS  
NORTH STREET**

**NORTH STREET FROM WEST CITY LIMITS TO CHIPMAN ST**

**SPECIAL ASSESSMENT DISTRICT NO. 2019-08 ROLL**

**RESO #4**

ENGINEER'S DETERMINATION OF ASSESSABLE AMOUNT:

TOTAL ASSESSABLE FRONT FEET 4224.95

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOWNSHIP PROPERTY	TOTAL
PROPERTY TYPE				
TOTAL ELIGIBLE FOR ASSESSMENT PER TYPE	\$179,989.71	\$179,989.71	\$179,989.71	
CITY SHARE ≥ 60%	\$118,356.75	\$107,993.83	\$108,977.69	
PROPERTY SHARE @ ≤40%	\$61,632.96	\$71,995.88	\$61,632.96	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/ TOTAL FRONT FOOTAGE	\$14.59	\$17.04	\$14.59	
TOTAL FRONT FEET PER TYPE	1708.75	276.60	2239.60	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$24,927.00	\$4,713.44	\$32,670.96	\$62,311.40

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

NORTH SIDE	\$32,675.76
SOUTH SIDE	\$29,643.93
TOTAL SPECIAL ASSESSMENT	\$62,319.69

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

ENGINEER'S ESTIMATE OF PROBABLE COST FOR NORTH ST, FROM WEST CITY LIMITS TO CHIPMAN

RESO 4

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
MOBILIZATION, MAX ____	LSUM	1	\$ 20,500.00	\$ 20,500.00	\$ 20,500.00	\$ 12,300.00	\$ 8,200.00	\$ 8,200.00
APPROACH, CL II	TON	15	\$ 32.00	\$ 480.00	\$ 480.00	\$ 288.00	\$ 192.00	\$ 192.00
SHOULDER, CLI	TON	83	\$ 35.00	\$ 2,905.00	\$ 2,905.00	\$ 1,743.00	\$ 1,162.00	\$ 1,162.00
HMA BASE CRUSHING AND SHAPING, MODIFIED (6")	SYD	5387	\$ 0.67	\$ 3,609.29	\$ 1,191.07	\$ 714.64	\$ -	\$ 476.43
ASPHALT CEMENT STABILIZED BASE COURSE (4")	SYD	5387	\$ 2.54	\$ 13,682.98	\$ 6,841.49	\$ 4,104.89	\$ -	\$ 2,736.60
ASPHALT CEMENT BINDER	GAL	8919	\$ 3.04	\$ 27,113.76	\$ 13,556.88	\$ 8,134.13	\$ -	\$ 5,422.75
POST, MAILBOX	EA	10	\$ 85.00	\$ 850.00				
DR STRUCTURE COVER, ADJ, CASE 1	EA	4	\$ 500.00	\$ 2,000.00	\$ 2,000.00	\$ 1,200.00	\$ 800.00	\$ 800.00
DR STRUCTURE, TEMP LOWERING	EA	4	\$ 250.00	\$ 1,000.00	\$ 1,000.00	\$ 600.00	\$ 400.00	\$ 400.00
DR STRUCTURE 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
COLD MILLING HMA SURFACE (4")	SYD	5387	\$ 1.82	\$ 9,804.34	\$ 9,804.34	\$ 5,882.60	\$ 3,921.74	\$ 3,921.74
HMA, 13A (4")	TON	1185	\$ 72.69	\$ 86,137.65	\$ 86,137.65	\$ 51,682.59	\$ 34,455.06	\$ 34,455.06
EROSION CONTROL, INLET PROTECTION, FABRIC DROP	EA	8	\$ 100.00	\$ 800.00	\$ 800.00	\$ 480.00	\$ 320.00	\$ 320.00
PAVT MRKG, OVLY COLD PLASTIC, 24 INCH, STOP BAR	FT	33	\$ 25.00	\$ 825.00	\$ 825.00	\$ 495.00	\$ 330.00	\$ 330.00
PAVT MRKG, OVLY COLD PLASTIC, RAILROAD SYM	EA	1	\$ 350.00	\$ 350.00	\$ 350.00	\$ 210.00	\$ 140.00	\$ 140.00
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	30	\$ 11.50	\$ 345.00				
SIGN, TYPE B, TEMP, PRISMATIC, FURN AND OPER	SFT	218	\$ 3.25	\$ 708.50				
SUBGRADE UNDERCUTTING, TYPE II	CYD	25	\$ 30.00	\$ 750.00				
SIGN, TYPE III, REM	EA	4	\$ 40.00	\$ 160.00				
SIGN, TYPE III, ERECT, SALV	EA	4	\$ 60.00	\$ 240.00				
POST, STEEL, 3 POUND	FT	64	\$ 6.75	\$ 432.00				
TURF ESTABLISHMENT, PERFORMANCE	SYD	125	\$ 5.00	\$ 625.00				
<b>SUB TOTALS</b>				<b>\$ 177,258.52</b>	<b>\$ 149,991.43</b>	<b>\$ 89,994.86</b>	<b>\$ 51,360.80</b>	<b>\$ 59,996.57</b>
<b>INDIRECT COSTS:</b>								
ENGINEERING @ 15% OF SUB TOTAL				\$ 26,588.78	\$ 22,498.71	\$ 13,499.23	\$ 7,704.12	\$ 8,999.49
ADMINISTRATIVE @ 5% OF SUB TOTAL				\$ 8,862.93	\$ 7,499.57	\$ 4,499.74	\$ 2,568.04	\$ 2,999.83
<b>GRAND TOTALS</b>				<b>\$ 212,710.22</b>	<b>\$ 179,989.71</b>	<b>\$ 107,993.83</b>	<b>\$ 61,632.96</b>	<b>\$ 71,995.88</b>