



MEMORANDUM

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

DATE: March 22, 2019

TO: Owosso City Council

FROM: Glenn Chinavare, Director of Public Services & Utilities

SUBJECT: Setting Public Hearing for Special Assessment Roll for Ryan Street Reconstruction

RECOMMENDATION:

Approval of Resolution No. 4 which sets the second public hearing for the Ryan Street Reconstruction Project.

BACKGROUND:

This public hearing is intended to provide affected residents with the opportunity to comment regarding their individual assessments. The proposed street is designed at same dimensions as existing street.

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 **April 15, 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, **April 15, 2019** to receive citizen comment regarding the proposed special assessment roll for the following public improvement:

Ryan Street, Public Street, from Chipman Street to Cedar Street

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

RESOLUTION NO.

**RYAN STREET
FROM CHIPMAN STREET TO CEDAR 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, April 15, 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:

RYAN STREET, A PUBLIC STREET, FROM CHIPMAN STREET TO CEDAR 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 RECONSTRUCTION

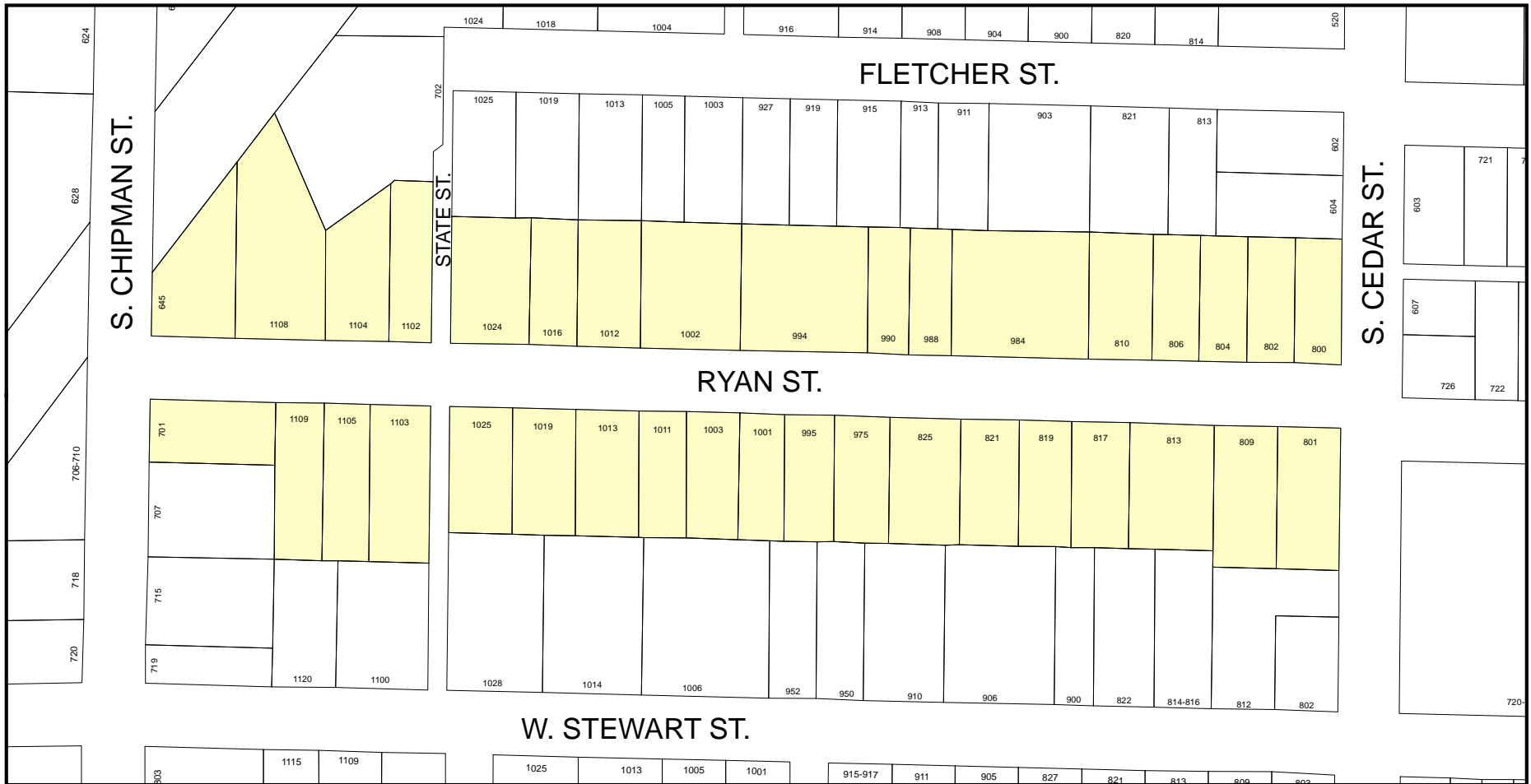
The said Special Assessment roll is on file for public examination with the City Clerk and any objections to said Special Assessment roll must be filed in writing with the City Clerk prior to the close of the hearing to review said Special Assessment roll.

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, April 15, 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

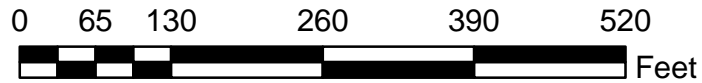
Proposed Special Assessment



Ryan Street from S. Chipman St. to S. Cedar St.

Legend

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



1 inch = 165 feet



SPECIAL ASSESSMENT 2019-10 ROLL

NORTH

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
645	S CHIPMAN	MADRIGAL, ELAINE M	113-006-001	78	0.75	58.50	\$41.77	\$2,443.55	R1
1108	RYAN	TISHER, STEVEN R	113-006-005	95.08	1	95.08	\$41.77	\$3,971.49	R1
1104	RYAN	DAWES, JOSEPH M; SEMKE, JESSICA K	113-006-002	66	1	66.00	\$41.77	\$2,756.82	R1
1102	RYAN	ROOT, SAMUEL S & LARINDA S	113-006-003	44	1	44.00	\$41.77	\$1,837.88	R1
1024	RYAN	PIERCE, CLAUDE J	113-002-017	82	1	82.00	\$41.77	\$3,425.14	R1
1016	RYAN	REIDSEMA, BRIAN D & CYNTHIA J	113-002-018	50	1	50.00	\$41.77	\$2,088.50	R1
1012	RYAN	SUGGS, BRIAN S & LYNETTE J	113-002-019	66	1	66.00	\$41.77	\$2,756.82	R1
1002	RYAN	THOMPSON, DORIS E	113-002-020	104.3	1	104.30	\$41.77	\$4,356.61	R1
994	RYAN	ALBRING, BRANDIE	113-002-021	132	1	132.00	\$41.77	\$5,513.64	R1
990	RYAN	ALBRANT, JOHANNA G; WALTON, MELISSA	113-002-022	44	1	44.00	\$41.77	\$1,837.88	R1
988	RYAN	LANE, LILA L	113-002-023	44	1	44.00	\$41.77	\$1,837.88	R1
984	RYAN	FERRIS, CAROL A; DURFEE, LINDA L	113-002-024	143	1	143.00	\$41.77	\$5,973.11	R1
810	RYAN	STOUT, JENNIFER M	113-002-026	66	1	66.00	\$41.77	\$2,756.82	R1
806	RYAN	MACKENZIE, MICHAEL & AMANDA	113-002-027	49.5	1	49.50	\$41.77	\$2,067.62	R1
804	RYAN	FRANTZ, LORI A	113-002-028	49.5	1	49.50	\$41.77	\$2,067.62	R1
802	RYAN	KLCO, JOSPH JR & MARY ELLE	113-002-029	49.5	1	49.50	\$41.77	\$2,067.62	R1
800	RYAN	DANIELS, JEFFERY	113-002-030	49.5	0.75	37.13	\$41.77	\$1,550.71	R1
				1212.38		1180.51		\$49,309.69	

SOUTH

ADDRESS NO.	STREET	PROPERTY OWNER NAME	ROLL NUMBER	FRONT FOOTAGE	CORNER LOT DISCOUNT	ASSESSABLE FRONT FEET	FRONT FOOT RATE	AMOUNT OF ASSESSMENT	ZONING TYPE
701	S CHIPMAN	KEYES, SHERYL L & DAVID A	113-007-001	132	0.75	99.00	\$43.82	\$4,338.18	B1
1109	RYAN	CARPENTER, SEAN	113-007-007	50.25	1	50.25	\$41.77	\$2,098.94	R1
1105	RYAN	SCOTT, MATTHEW C	113-007-008	47.75	1	47.75	\$41.77	\$1,994.52	R1
1103	RYAN	BURL, PHILLIP E & MARIE E	113-007-009	57	1	57.00	\$41.77	\$2,380.89	R1
1025	RYAN	CALLARD, WILLIAM R & LOIS C	113-001-014	66	1	66.00	\$41.77	\$2,756.82	R1
1019	RYAN	HOLLEY, SANDRA K	113-001-013	66	1	66.00	\$41.77	\$2,756.82	R1
1013	RYAN	PARDY, THERESA	113-001-012	66	1	66.00	\$41.77	\$2,756.82	R1
1011	RYAN	KINGSLEY, ANNIE L; MILLER-ALLEY, PAUL	113-001-011	49.5	1	49.50	\$41.77	\$2,067.62	R1
1003	RYAN	SIMMINGTON LLC	113-001-010	54.75	1	54.75	\$41.77	\$2,286.91	R1
1001	RYAN	BRONSON, DONALD R	113-001-009	47	1	47.00	\$41.77	\$1,963.19	R1
995	RYAN	CALDER, DIANE TRUST	113-001-007	52	1	52.00	\$41.77	\$2,172.04	R1
975	RYAN	CALDER, DONALD R & DIANE M	113-001-008	58	1	58.00	\$41.77	\$2,422.66	R1
825	RYAN	CALLARD, TINA	113-001-006	74	1	74.00	\$41.77	\$3,090.98	R1
821	RYAN	WOOD, GARY & JUNE ET AL	113-001-005	61	1	61.00	\$41.77	\$2,547.97	R1
819	RYAN	SLAMA, DANIEL R & DANIELLE	113-001-004	55	1	55.00	\$41.77	\$2,297.35	R1
817	RYAN	SCOTT, AMANDA N	113-001-003	60	1	60.00	\$41.77	\$2,506.20	R1
813	RYAN	DCT INVESTMENTS LLC	113-001-002	88	1	88.00	\$41.77	\$3,675.76	R1
809	RYAN	BUBLITZ, TRACY	113-001-028	66	1	66.00	\$41.77	\$2,756.82	R1
801	RYAN	HORN, HOWARD J & MARY ANN	113-001-029	66	0.75	49.50	\$41.77	\$2,067.62	R1
				1216.25		1166.75		\$48,938.10	

TOTAL ASSESSABLE FRONT FOOTAGE

2347.26

SEE SHEET TWO FOR EXPLANATION OF ASSESSMENT ROLL

**POST BID ASSESSMENT CALCULATIONS
RYAN STREET**

RYAN ST FROM CHIPMAN TO CEDAR

SPECIAL ASSESSMENT 2019-10 ROLL

RESO 4

ENGINEER'S ESTIMATE ASSESSABLE AMOUNT	\$257,133.96
TOTAL ASSESSABLE FRONT FEET RESIDENTIAL	2248.26
TOTAL ASSESSABLE FRONT FEET COMMERCIAL	99.00
TOTAL ASSESSABLE FRONT FEET	2347.26

CALCULATING ASSESSABLE FRONT FOOT RATE AND AMOUNTS:

PROPERTY TYPE	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	TOTAL
TOTAL ELIGIBLE PER TYPE	\$257,133.96	\$257,133.96	
CITY SHARE \geq 60%	\$159,099.27	\$154,280.38	
PROPERTY SHARE @ \leq 40%	\$98,034.69	\$102,853.58	
ASSESSABLE FRONT FOOT RATE: PROP SHARE/TOTAL FRONT FEET	\$41.77	\$43.82	
TOTAL FRONT FEET PER TYPE	2248.26	99.00	
TOTAL AMOUNT OF ASSESSMENT PER TYPE:	\$93,899.89	\$4,338.05	\$98,237.94

SUMMARY: SPECIAL ASSESSMENT AMOUNTS PER SIDE OF STREET:

NORTH SIDE	\$49,309.69
SOUTH SIDE	\$48,938.10
TOTAL SPECIAL ASSESSMENT	\$98,247.79

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

20-Mar-19

RESO 4

RYAN STREET ENGINEER'S ESTIMATE

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
MOBILIZATION, MAX _____	LSUM	1.00	\$ 20,210.00	\$ 20,210.00	\$ 20,210.00	\$ 12,126.00	\$ 8,084.00	\$ 8,084.00
DR STRUCTURE, REM	EA	11.00	\$ 300.00	\$ 3,300.00				
SEWER, REM, LESS THAN 24 INCH	LFT	677.00	\$ 6.00	\$ 4,062.00				
SEWER, ABANDON IN PLACE	LFT	716.00	\$ 5.15	\$ 3,687.40				
CURB AND GUTTER, REM	LFT	2632.00	\$ 5.00	\$ 13,160.00	\$ 4,342.80	\$ 2,605.68	\$ 1,737.12	\$ 1,737.12
PAVT, REM	SYD	389.00	\$ 6.00	\$ 2,334.00	\$ 2,334.00	\$ 1,400.40	\$ 933.60	\$ 933.60
SIDEWALK, REM	SYD	375.00	\$ 5.00	\$ 1,875.00				
SUBGRADE UNDERCUTTING, TYPE II	CYD	50.00	\$ 25.00	\$ 1,250.00				
EXCAVATION, EARTH	CYD	1556.00	\$ 12.25	\$ 19,061.00				
EMBANKMENT, CIP	CYD	211.00	\$ 10.00	\$ 2,110.00				
EROSION CONTROL, INLET PROTECTION, FABRIC DROP	EA	14.00	\$ 95.00	\$ 1,330.00	\$ 1,330.00	\$ 798.00	\$ 532.00	\$ 532.00
MAINTENANCE GRAVEL	TON	20.00	\$ 30.00	\$ 600.00	\$ 600.00	\$ 360.00	\$ 240.00	\$ 240.00
DR STRUCTURE COVER, TEMP LOWERING	EA	6.00	\$ 250.00	\$ 1,500.00	\$ 1,500.00	\$ 900.00	\$ 600.00	\$ 600.00
HMA SURFACE, REM	SYD	4574.00	\$ 2.00	\$ 9,148.00	\$ 4,574.00	\$ 2,744.40	\$ 1,829.60	\$ 1,829.60
AGGREGATE BASE, 4 INCH, MOD	SYD	875.00	\$ 7.72	\$ 6,755.00				
AGGREGATE BASE, 8 INCH, MOD	SYD	4611.00	\$ 13.10	\$ 60,404.10				
APPROACH, CL II, LM	CYD	4.00	\$ 40.00	\$ 160.00	\$ 160.00	\$ 96.00	\$ 64.00	\$ 64.00
GEOTEXTILE SEPARATOR	SYD	4611.00	\$ 1.75	\$ 8,069.25				
SANITARY SERV CONFLICT	EA	5.00	\$ 250.00	\$ 1,250.00				
ABADNONED GAS MAIN CONFLICT	EA	10.00	\$ 200.00	\$ 2,000.00				
SEWER TAP, 12 INCH	EA	2.00	\$ 300.00	\$ 600.00				
SEWER TAP, 24 INCH	EA	1.00	\$ 350.00	\$ 350.00				
SEWER, SDR-26, 10 INCH, TRENCH DET B-MOD	LFT	237.00	\$ 49.00	\$ 11,613.00				
SEWER, ADS HP STORM, 12 INCH, TRENCH DET B-MOD	LFT	356.00	\$ 51.63	\$ 18,380.28				
SEWER, ADS HP STORM, 24 INCH, TRENCH DET B-MOD	LFT	362.00	\$ 94.22	\$ 34,107.64				
DR STRUCTURE COVER, ADJ, CASE 1	EA	6.00	\$ 450.00	\$ 2,700.00	\$ 2,700.00	\$ 1,620.00	\$ 1,080.00	\$ 1,080.00
DR STRUCTURE COVER, EJ 1060	EA	6.00	\$ 700.00	\$ 4,200.00	\$ 4,200.00	\$ 2,520.00	\$ 1,680.00	\$ 1,680.00
DR STRUCTURE COVER, EJ 1120 W/ GASKET SEAL	EA	5.00	\$ 700.00	\$ 3,500.00	\$ 3,500.00	\$ 2,100.00	\$ 1,400.00	\$ 1,400.00
DR STRUCTURE COVER, EJ 7000	EA	12.00	\$ 900.00	\$ 10,800.00	\$ 10,800.00	\$ 6,480.00	\$ 4,320.00	\$ 4,320.00
DR STRUCTURE, 36 INCH DIA. MOD	EA	12.00	\$ 1,500.00	\$ 18,000.00				
DR STRUCTURE, 48 INCH DIA. MOD	EA	6.00	\$ 2,000.00	\$ 12,000.00				
HAND PATCHING	TON	7.00	\$ 90.00	\$ 630.00	\$ 630.00	\$ 378.00	\$ 252.00	\$ 252.00
HMA, 2C@3.0"	TON	791.00	\$ 76.00	\$ 60,116.00	\$ 60,116.00	\$ 36,069.60	\$ 20,030.65	\$ 24,046.40
HMA, 5E3@ 1.5"	TON	380.00	\$ 82.84	\$ 31,479.20	\$ 31,479.20	\$ 18,887.52	\$ 12,591.68	\$ 12,591.68
CEMENT	TON	1.00	\$ 175.00	\$ 175.00				
DRIVEWAY, NONREINF CONC, 6 INCH	SYD	504.00	\$ 28.20	\$ 14,212.80	\$ 14,212.80	\$ 8,527.68	\$ 5,685.12	\$ 5,685.12
DRIVEWAY OPENING, CONC, DET M	LFT	41.00	\$ 18.00	\$ 738.00				
CURB AND GUTTER, CONC, DET F4	LFT	2625.00	\$ 12.70	\$ 33,337.50	\$ 33,337.50	\$ 20,002.50	\$ 13,335.00	\$ 13,335.00
DETECTABLE WARNING SURFACE	LFT	30.00	\$ 72.00	\$ 2,160.00				

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

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ELIGIBLE AMOUNT	CITY COST 60 PERCENT	ASSESSMENT AT 40% RESIDENTIAL	ASSESSMENT AT 40% COMMERCIAL
SIDEWALK RAMP, CONC, 7 INCH	SFT	502.00	\$ 5.25	\$ 2,635.50				
SIDEWALK, CONC, 4 INCH	SFT	450.00	\$ 3.75	\$ 1,687.50				
SIDEWALK, CONC, 6 INCH	SFT	3460.00	\$ 3.45	\$ 11,937.00	\$ 11,937.00	\$ 7,162.20	\$ 4,774.80	\$ 4,774.80
MINOR TRAF DEVICES	LSUM	1.00	\$ 6,315.00	\$ 6,315.00	\$ 6,315.00	\$ 3,789.00	\$ 2,526.00	\$ 2,526.00
BARRICADE, TYPE III, HIGH INTENSITY, FURN & OPER	EA	4.00	\$ 85.00	\$ 340.00				
PEDESTRIAN TYPE II BARRICADE, TEMP	EA	15.00	\$ 120.00	\$ 1,800.00				
PLASTIC DRUM, HIGH INTENSITY, FURN & OPER	EA	50.00	\$ 11.50	\$ 575.00				
SIGN, TYPE B, TEMP, PRISMATIC, FURN & OPER	SFT	174.00	\$ 3.25	\$ 565.50				
TURF ESTABLISHMENT, PERFORMANCE	SYD	1895.00	\$ 5.00	\$ 9,475.00				
VALVE BOX, ADJ	EA	5.00	\$ 200.00	\$ 1,000.00				
SIGN, TYPE III, REM	EA	10.00	\$ 45.00	\$ 450.00				
SIGN, TYPE III, ERECT, SALV	EA	10.00	\$ 60.00	\$ 600.00				
POST, STEEL, 3 POUND	LFT	160.00	\$ 7.10	\$ 1,136.00				
SUB TOTALS				\$ 459,881.67	\$ 214,278.30	\$ 128,566.98	\$ 81,695.57	\$ 85,711.32
ENGINEERING AT 15% ASSESSABLE COST				\$ 68,982.25	\$ 32,141.75	\$ 19,285.05	\$ 12,254.34	\$ 12,856.70
ADMINISTRATIVE AT 5% ASSESSABLE COST				\$ 22,994.08	\$ 10,713.92	\$ 6,428.35	\$ 4,084.78	\$ 4,285.57
GRAND TOTALS				\$ 551,858.00	\$ 257,133.96	\$ 154,280.38	\$ 98,034.69	\$ 102,853.58